

2013

Missouri

Real Estate Malpractice Insurance Report

Statistics Section
August 2014



DIFP

Jeremiah W. (Jay) Nixon
Governor

Department of Insurance,
Financial Institutions &
Professional Registration

John M. Huff
Director

MISSOURI REAL ESTATE MALPRACTICE INSURANCE REPORT 2013

**Department of Insurance, Financial Institutions &
Professional Registration
Statistics Section
August 2014**

Other Publications

Available from the Missouri Department of Insurance, Financial Institutions & Professional Registration

The Department of Insurance, Financial Institutions & Professional Registration publishes the following reports.

1. **Missouri Complaint Index Report**
summary information: <http://insurance.mo.gov/consumers/complaints/compindx.php>
2. **Missouri Department of Insurance Annual Report**
summary information: <http://difp.mo.gov/about.php>
3. **Missouri Life, Accident & Health Supplement Data**
summary information: <http://insurance.mo.gov/reports/suppdata/>
4. **Missouri Market Share Data**
summary information: <http://insurance.mo.gov/reports/mktshr/>
5. **Missouri Medical Malpractice (Closed Claim) Report**
summary information: <http://insurance.mo.gov/reports/medmal/index.php>
6. **Missouri Product Liability (Closed Claim) Report**
summary information: <http://insurance.mo.gov/reports/prodliab/>
7. **Missouri Property & Casualty Supplement Report**
summary information: <http://insurance.mo.gov/reports/suppdata/>
8. **Missouri Real Estate Malpractice (Closed Claim) Report**
summary information: <http://insurance.mo.gov/reports/remal/>
9. **Mortgage Guaranty Report**
summary information: <http://insurance.mo.gov/reports/mortguar/>
10. **Missouri Health Maintenance Organization Report**
summary information: <http://insurance.mo.gov/reports/hmo/>

Databases: For more information: <http://insurance.mo.gov/reports/>

1. Medicare Supplement Experience Data
2. Commercial Liability Experience Data
3. Missouri **Zip Code Insurance Data** for:
 - Homeowners/Dwelling Fire,
 - Farmowners (dwelling only),
 - Mobile Home,
 - Earthquake, and
 - Private Passenger Automobile

Some data is available to the public for a fee by special request only. For additional information, contact the **Statistics Section at (573) 751-4126**.

DEFINITION OF TERMS

Market Share: The dollar amount of direct premium written by an insurer divided by the total amount of direct premiums written industry-wide for the particular line of business being analyzed, expressed as a percentage.

Written Premium: Amount charged when a policyholder contracts for insurance coverage before reinsurance has been ceded and/or assumed.

Earned Premium: The part of premium attributable to the coverage already provided, in a given period, before reinsurance has been ceded and/or assumed.

Incurred Losses: The sum of direct losses paid, plus an estimate at the close of the year of the amounts to be paid in the future, for all claims arising from the current and all prior years, minus the corresponding estimate made at the close of business for the preceding year. Incurred losses reported include estimated amounts unpaid for incurred-but-not-reported (IBNR) claims.

Loss Ratio: The dollar amount of direct losses incurred divided by the dollar amount of premiums earned for the particular line of business being analyzed, expressed as a percentage. This is an accounting representation of the portion of each premium dollar which is needed to honor a company's promise to pay claims.

Indemnity Paid: The sum of all payments made during the year for the benefit of insurance claimants, before reinsurance has been ceded and/or assumed. These payments include amounts paid in the current year for claims arising from the current year. Hence, this item is not a measure of the actual cost of current coverages, but only of current cash flows.

Loss Adjustment Expenses: The cost involved in an insurance companies adjustment of losses under a policy.

Real Estate Malpractice Insurance Report

Executive Summary

This report summarizes Missouri real estate malpractice data for 2004 to 2013. The charts, graphs and tables are limited to closed claim information and were constructed from data collected by the department as required by Section 383.060 RSMo. The premium and loss data are presented in the final section. The data were obtained from the Missouri Page 19 Supplement to the companies' annual statements.

In 2013, real estate malpractice insurers reported claim losses equal to 33 percent of premium, and paid defense costs equal to 54 percent of premium. Together, losses plus defense costs totaled 87 percent of earned premium. This figure totaled 161 percent over the past five years, and 102 percent over the prior ten years.

In 2013, 59 claims against realtors were closed, of which 29 were closed with payment. Claim payments averaged \$20,547, while defense costs averaged \$24,171. Over the last ten years, insurers paid claims totaling \$3.1 million, and defense costs equal to \$6.8 million. During the same period, 799 real estate malpractice claims were closed in Missouri — of these 31 percent resulted in a payment. The number of claims closed in 2013 (59 claims) was significantly lower than ten-year high in 2005 (124 claims).

In Section II, indemnity amounts are categorized by claim characteristics, including:

- Area of real estate in which the claims were filed.
- Major activity in which the agent was engaged when the alleged error or omission occurred.
- Alleged error or omission that was the most significant reason for the claim.

- The legal disposition of the claim at the closing date.
- The number of years the insured had been in practice at the time of the alleged error or omission.
- The relationship of the insured to the claimant.

Seven companies reported writing real estate malpractice insurance business in Missouri during 2013 with Continental Casualty Company commanding 65 percent of the market.

This report was compiled using information submitted by the insurance companies. As a result, the accuracy of this report is dependent upon the accuracy of each company's data. Copies of this report will be made available in braille, large print or on audio cassette upon request. Questions regarding this report should be directed to the Statistics Section, Department of Insurance, Financial Institutions & Professional Registration, P.O. Box 690, Jefferson City, Missouri 65102-0690.

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**TEN YEAR
SUMMARY
(2004-2013)**

REAL ESTATE MALPRACTICE INSURANCE

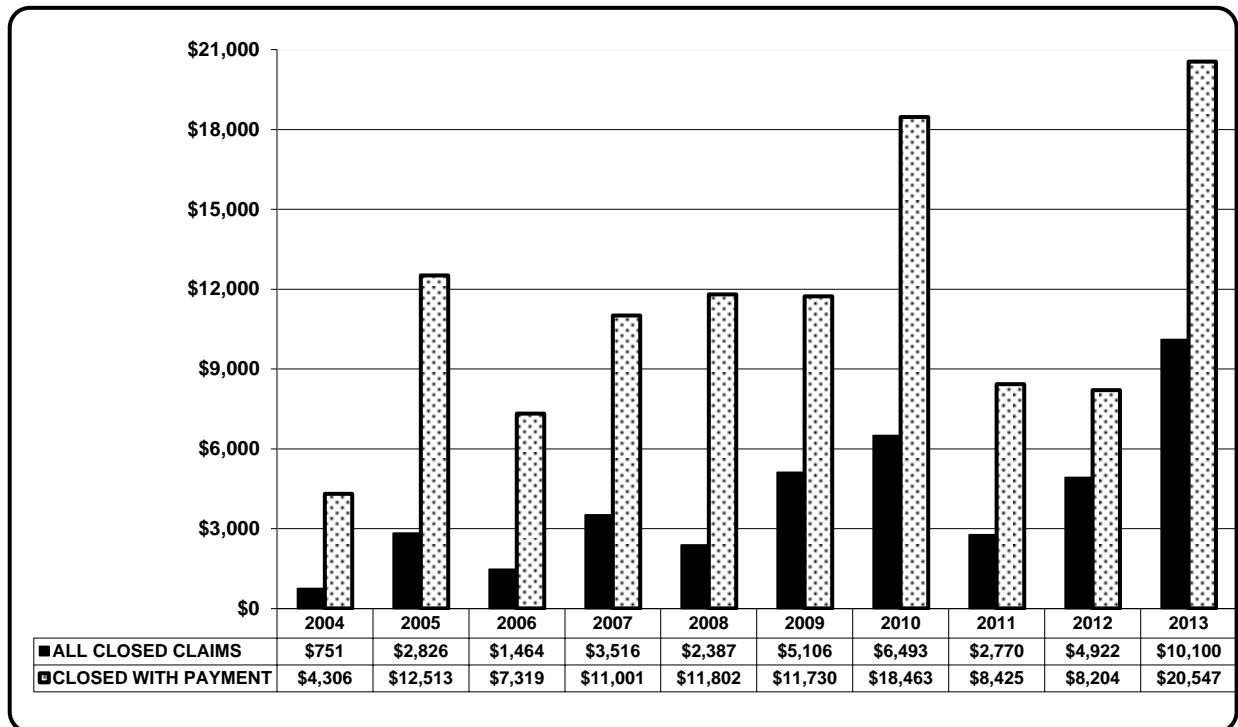
TEN YEAR SUMMARY

2004-2013

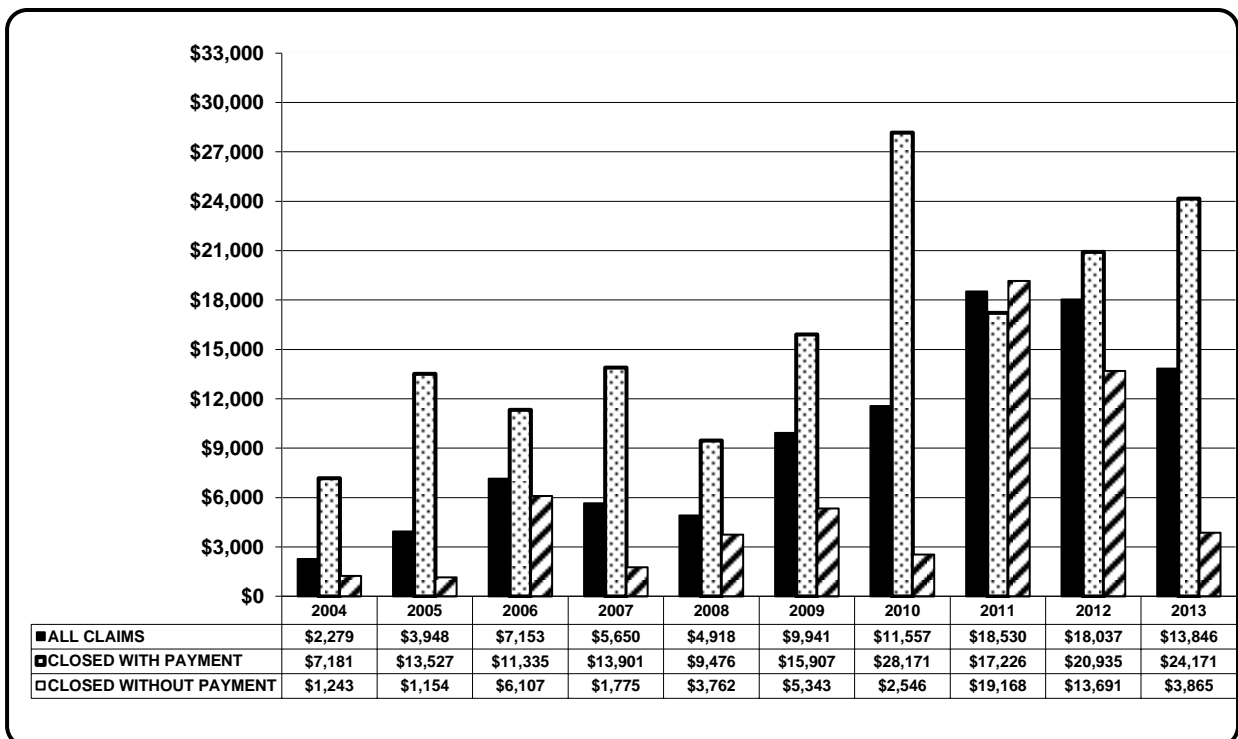
CLOSED CLAIMS	NUMBER OF CLAIMS	PERCENT OF CLAIMS	TOTAL INDEMNITY PAID	AVERAGE INDEMNITY PAID	TOTAL LOSS EXPENSES PAID	AVERAGE LOSS EXPENSE PAID
All Closed Claims	799	100.0%	\$3,051,439	\$3,819	\$6,798,043	\$8,508
Closed with Payment	247	30.9%	\$3,051,439	\$12,354	\$4,268,026	\$17,279
Closed without Payment	522	69.1%	\$0	\$0	\$253,017	\$4,583

MISSOURI REAL ESTATE MALPRACTICE INSURANCE

Average Paid Claim

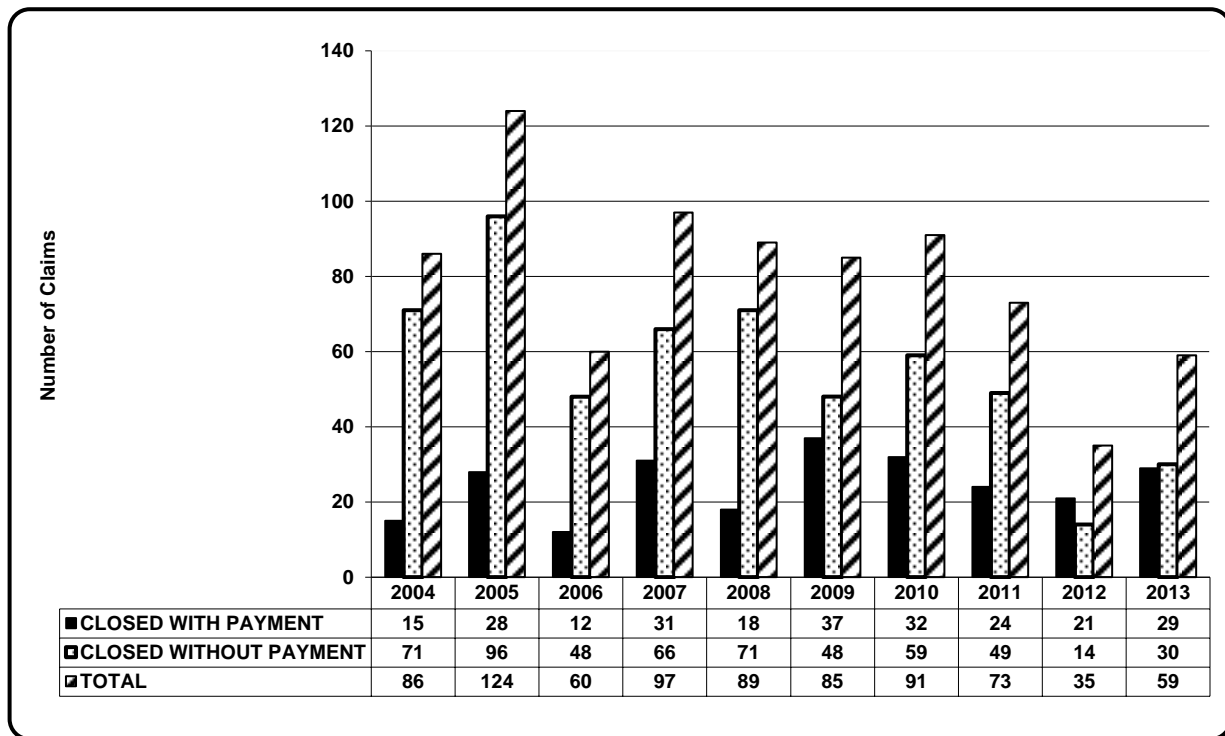


Average Paid Loss Adjustment Expense



MISSOURI REAL ESTATE MALPRACTICE INSURANCE

Claim Count



**TEN YEAR SUMMARY
&
2013 SUMMARY
BY
AREA OF REAL ESTATE**

REAL ESTATE MALPRACTICE INSURANCE INDEMNITY ANALYSIS

FOR YEARS 2004-2013

AREA OF REAL ESTATE	ALL CLOSED CLAIMS	NUMBER OF PAID CLAIMS	PERCENT OF PAID CLAIMS	AVERAGE INDEMNITY PAID PER PAID CLAIM	TOTAL INDEMNITY	PERCENT OF TOTAL INDEMNITY	AVERAGE LOSS EXPENSE FOR ALL CLOSED CLAIMS
AS AGENT TO PROCURE PURCHASE OF PROPERTY	603	186	75.30%	\$11,819	\$2,198,390	72.04%	\$7,226
AS AGENT TO PROCURE PROPERTY TO PURCHASE	196	61	24.70%	\$13,984	\$853,049	27.96%	\$12,454
TOTAL	799	247	100.00%	\$12,354	\$3,051,439	100.00%	\$8,508

REAL ESTATE MALPRACTICE INSURANCE INDEMNITY ANALYSIS

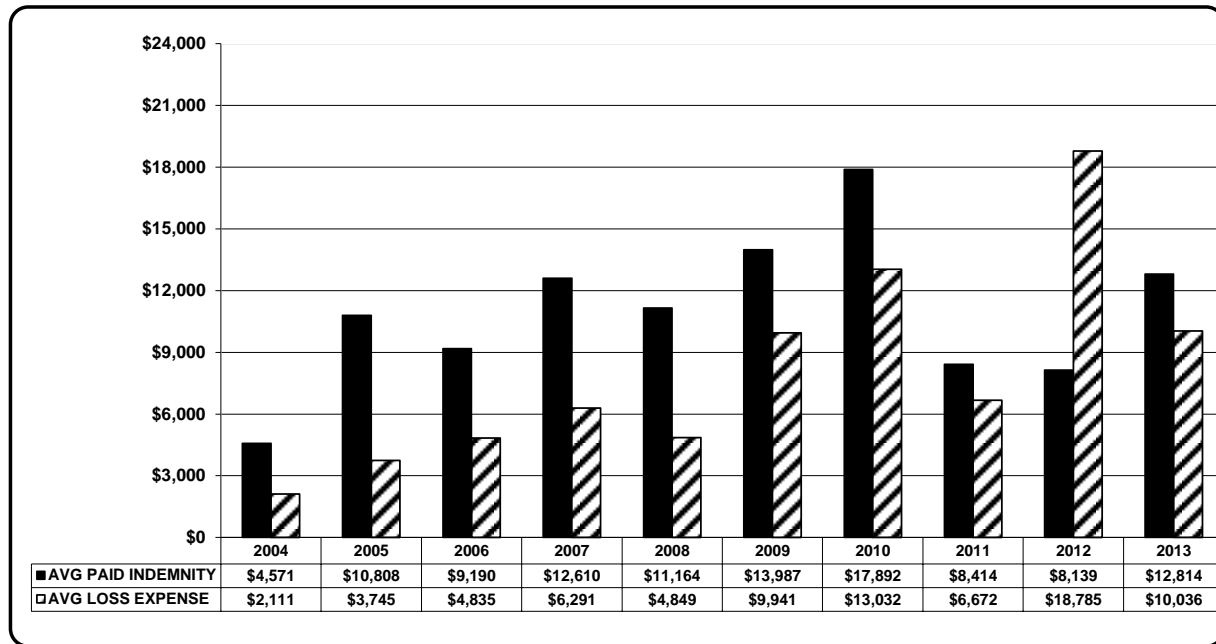
CLAIMS CLOSED IN 2013

AREA OF REAL ESTATE	ALL CLOSED CLAIMS	NUMBER OF PAID CLAIMS	PERCENT OF PAID CLAIMS	AVERAGE INDEMNITY PAID PER PAID CLAIM	TOTAL INDEMNITY	PERCENT OF TOTAL INDEMNITY	AVERAGE LOSS EXPENSE FOR ALL CLOSED CLAIMS
AS AGENT TO PROCURE PURCHASE OF PROPERTY	41	17	58.62%	\$12,814	\$217,837	36.56%	\$10,036
AS AGENT TO PROCURE PROPERTY TO PURCHASE	18	12	41.38%	\$31,503	\$378,035	63.44%	\$22,524
TOTAL	59	29	100.00%	\$20,547	\$595,872	100.00%	\$13,846

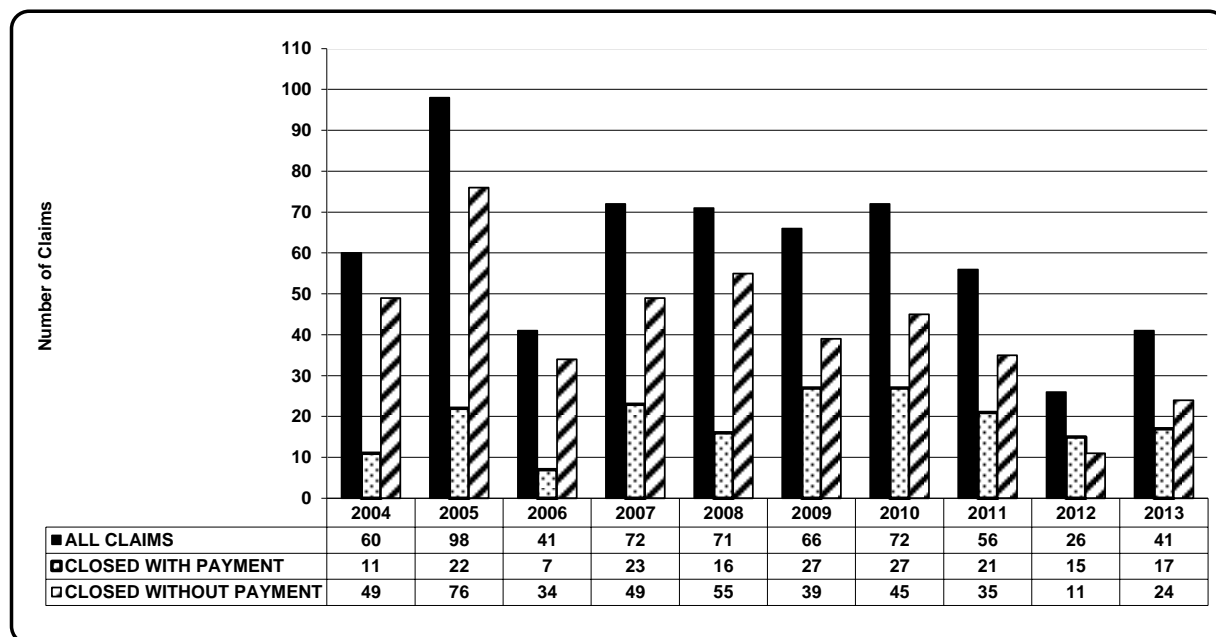
**AREA OF REAL ESTATE
TRENDS
OF
2013**

AS AGENT TO PROCURE PURCHASE OF PROPERTY (Seller)

Average Paid Indemnity & Average Loss Expense

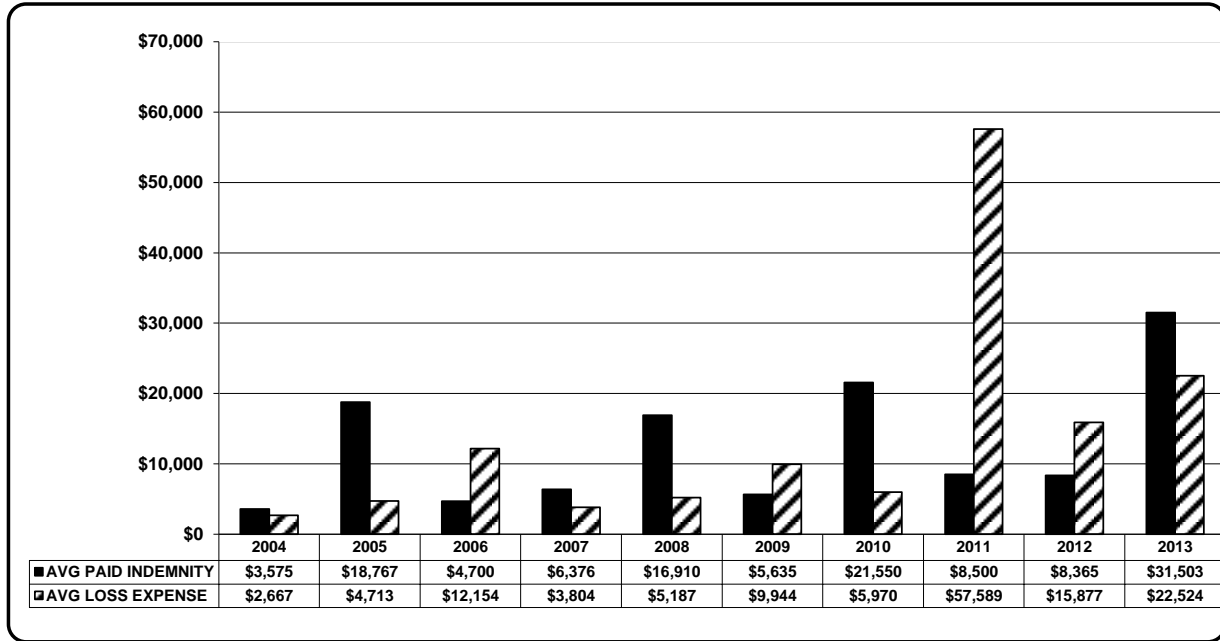


Claim Count

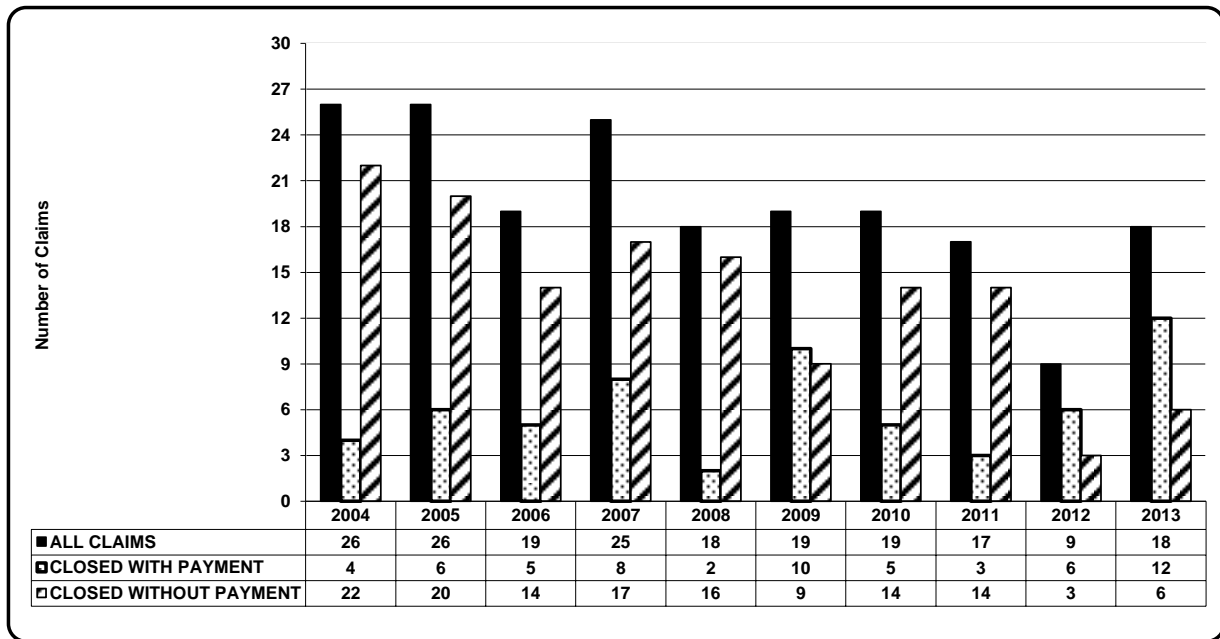


AS AGENT TO PROCURE PROPERTY TO PURCHASE (Buyer)

Average Paid Indemnity & Average Loss Expense



Claim Count



**TEN YEAR SUMMARY
&
2013 SUMMARY
BY
MAJOR ACTIVITY**

REAL ESTATE MALPRACTICE INSURANCE INDEMNITY ANALYSIS

FOR YEARS 2004-2013

MAJOR ACTIVITY CODE	ALL CLOSED CLAIMS	NUMBER OF PAID CLAIMS	PERCENT OF PAID CLAIMS	AVERAGE INDEMNITY PAID PER PAID CLAIM	TOTAL INDEMNITY	PERCENT OF TOTAL INDEMNITY	AVERAGE LOSS EXPENSE FOR ALL CLOSED CLAIMS
LISTING THE PROPERTY FOR SALE	474	142	57.49%	\$10,466	\$1,486,230	48.71%	\$7,217
SHOWING PROPERTY	213	61	24.70%	\$11,998	\$731,860	23.98%	\$11,207
CLOSING AND TRANSFERRING TITLE	112	44	17.81%	\$18,940	\$833,349	27.31%	\$8,840
TOTAL	799	247	100.00%	\$12,354	\$3,051,439	100.00%	\$8,508

REAL ESTATE MALPRACTICE INSURANCE INDEMNITY ANALYSIS

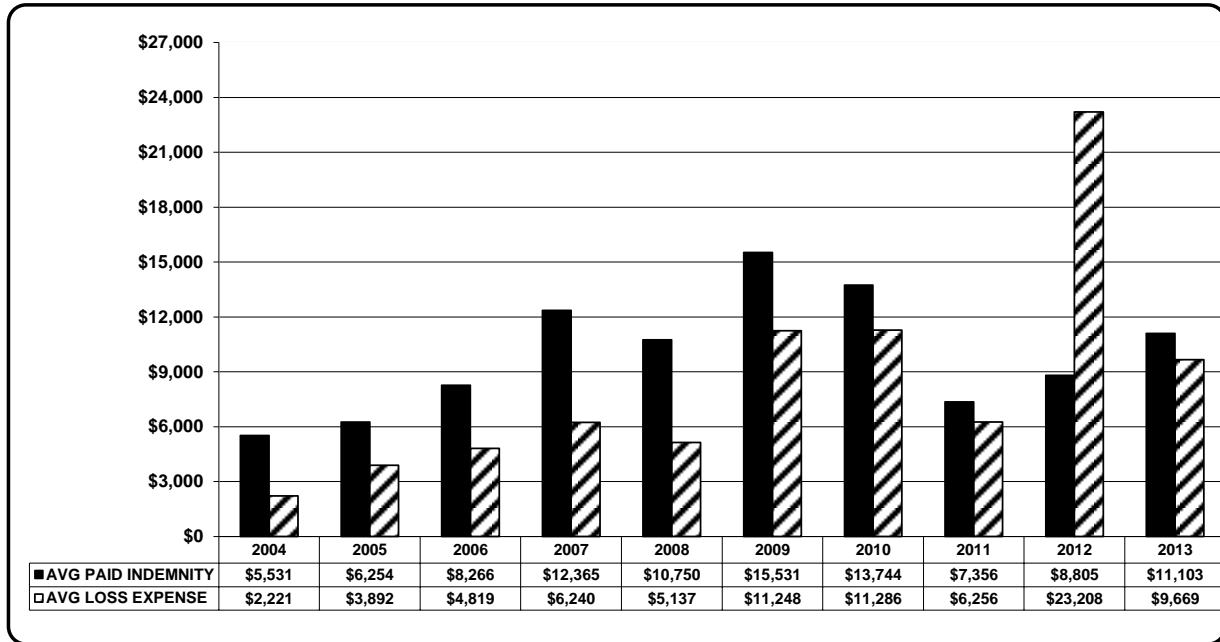
CLAIMS CLOSED IN 2013

MAJOR ACTIVITY CODE	ALL CLOSED CLAIMS	NUMBER OF PAID CLAIMS	PERCENT OF PAID CLAIMS	AVERAGE INDEMNITY PAID PER PAID CLAIM	TOTAL INDEMNITY	PERCENT OF TOTAL INDEMNITY	AVERAGE LOSS EXPENSE FOR ALL CLOSED CLAIMS
LISTING THE PROPERTY FOR SALE	29	13	44.83%	\$11,103	\$144,337	24.22%	\$9,669
SHOWING PROPERTY	19	11	37.93%	\$18,882	\$207,700	34.86%	\$17,247
CLOSING AND TRANSFERRING TITLE	11	5	17.24%	\$48,767	\$243,835	40.92%	\$18,984
TOTAL	59	29	100.00%	\$20,547	\$595,872	100.00%	\$13,846

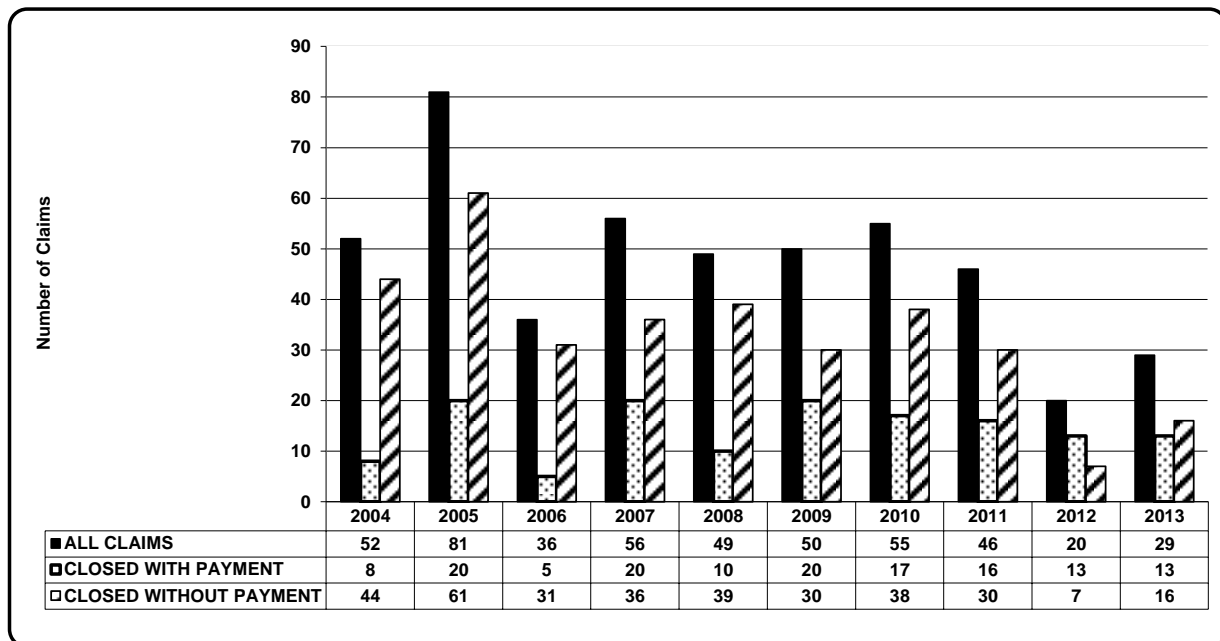
**MAJOR ACTIVITY
TRENDS
OF
2013**

LISTING THE PROPERTY FOR SALE

Average Paid Indemnity & Average Loss Expense

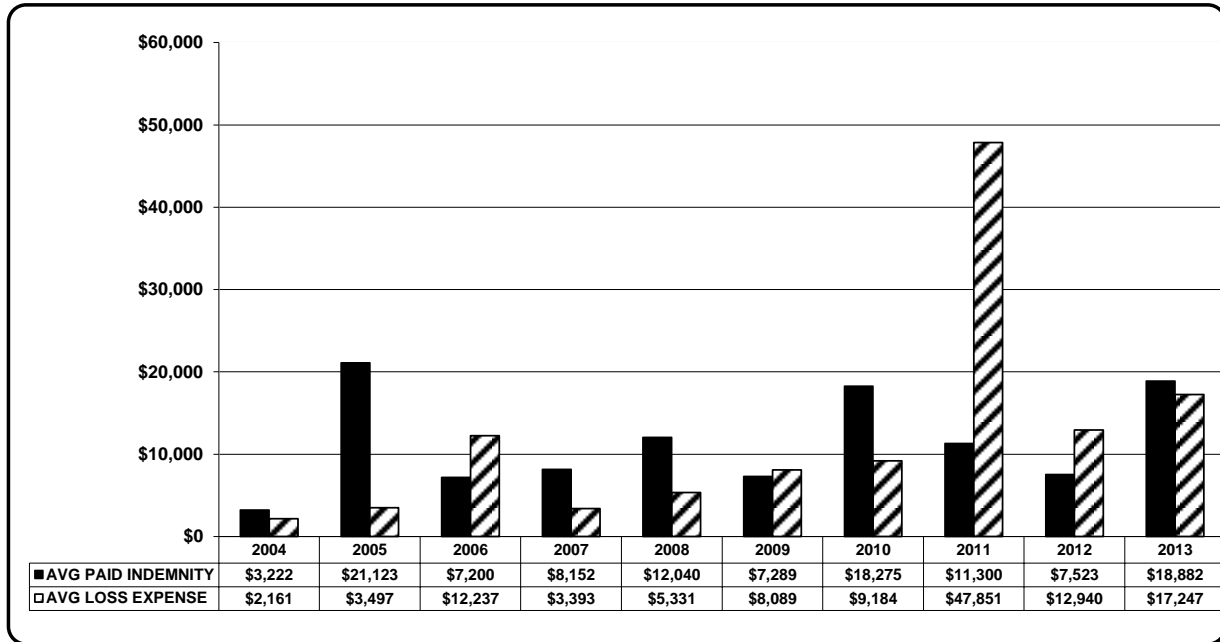


Claim Count

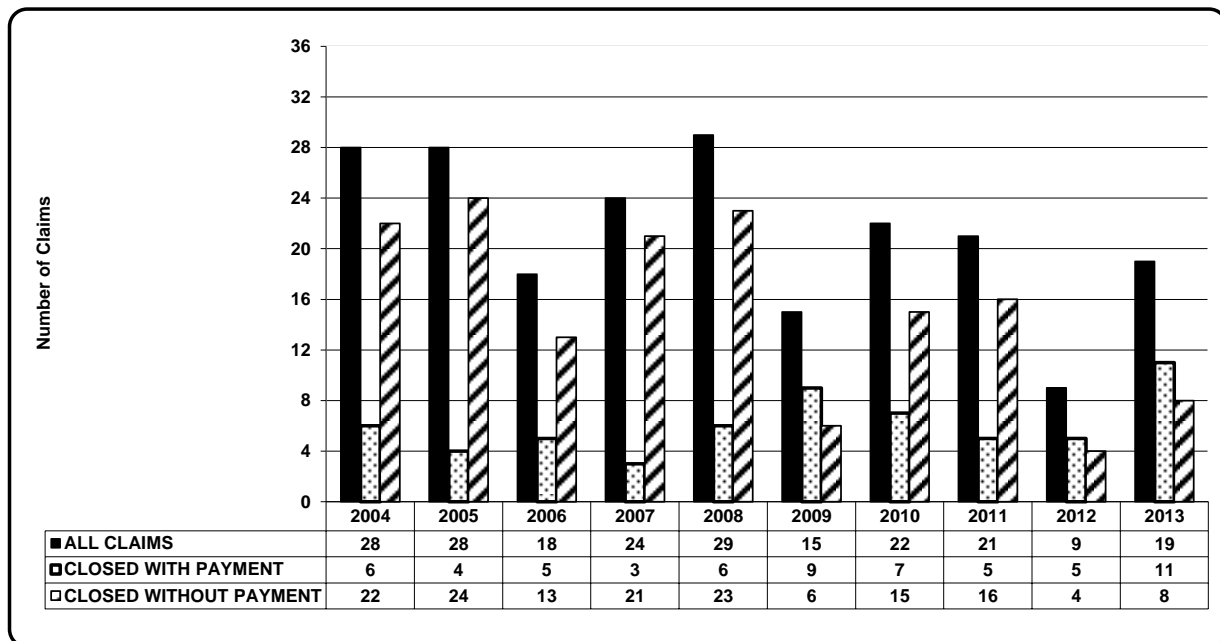


SHOWING PROPERTY

Average Paid Indemnity & Average Loss Expense

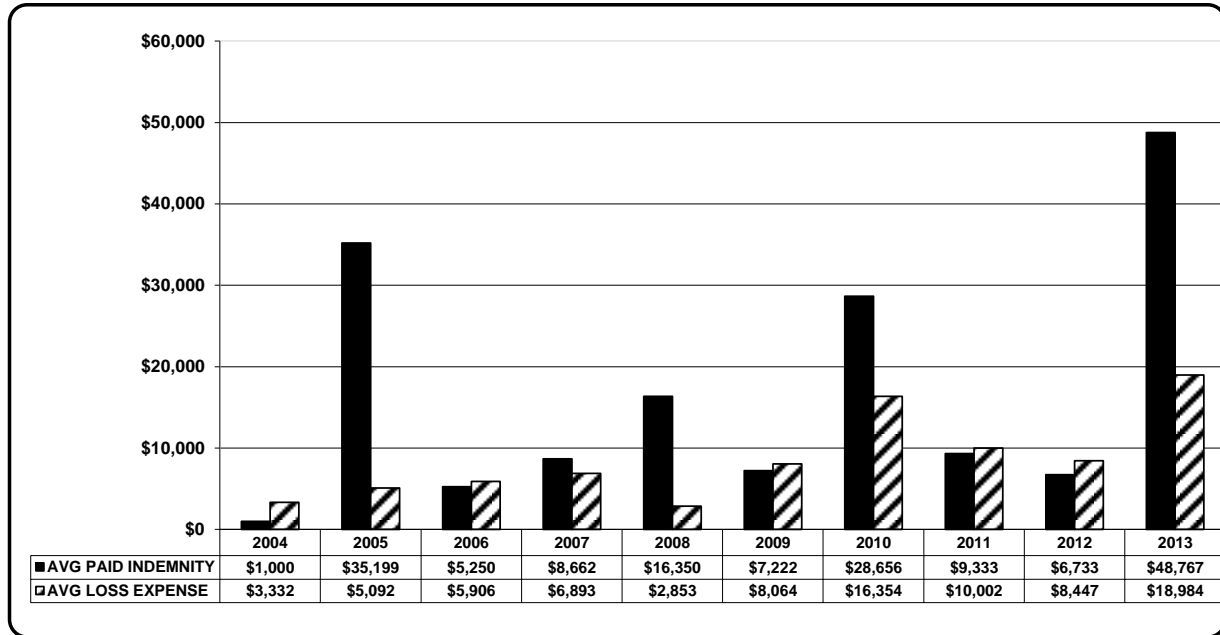


Claim Count

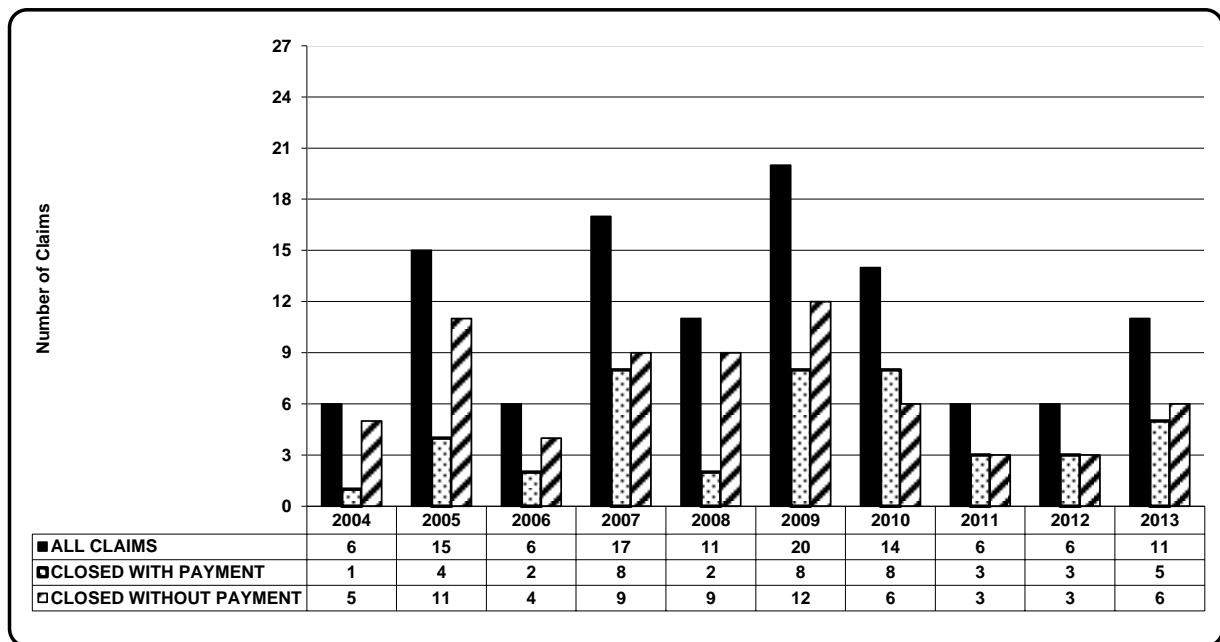


CLOSING AND TRANSFERRING TITLE

Average Paid Indemnity & Average Loss Expense



Claim Count



**TEN YEAR SUMMARY
&
2013 SUMMARY
BY
ALLEGED ERROR OR OMISSION**

REAL ESTATE MALPRACTICE INSURANCE INDEMNITY ANALYSIS

FOR YEARS 2004-2013

ALLEGED ERROR OR OMISSION	ALL CLOSED CLAIMS	NUMBER OF PAID CLAIMS	PERCENT OF PAID CLAIMS	AVERAGE INDEMNITY PAID PER PAID CLAIM	TOTAL INDEMNITY	PERCENT OF TOTAL INDEMNITY	AVERAGE LOSS EXPENSE FOR ALL CLOSED CLAIMS
FAILURE TO DISCLOSE MATERIAL FACT	527	185	74.90%	\$10,931	\$2,022,163	66.27%	\$9,554
OTHER	207	42	17.00%	\$16,040	\$673,691	22.08%	\$4,881
FAILURE TO CORRECTLY COMPLETE FORMS	65	20	8.10%	\$17,779	\$355,585	11.65%	\$11,581
TOTAL	799	247	100.00%	\$12,354	\$3,051,439	100.00%	\$8,508

REAL ESTATE MALPRACTICE INSURANCE INDEMNITY ANALYSIS

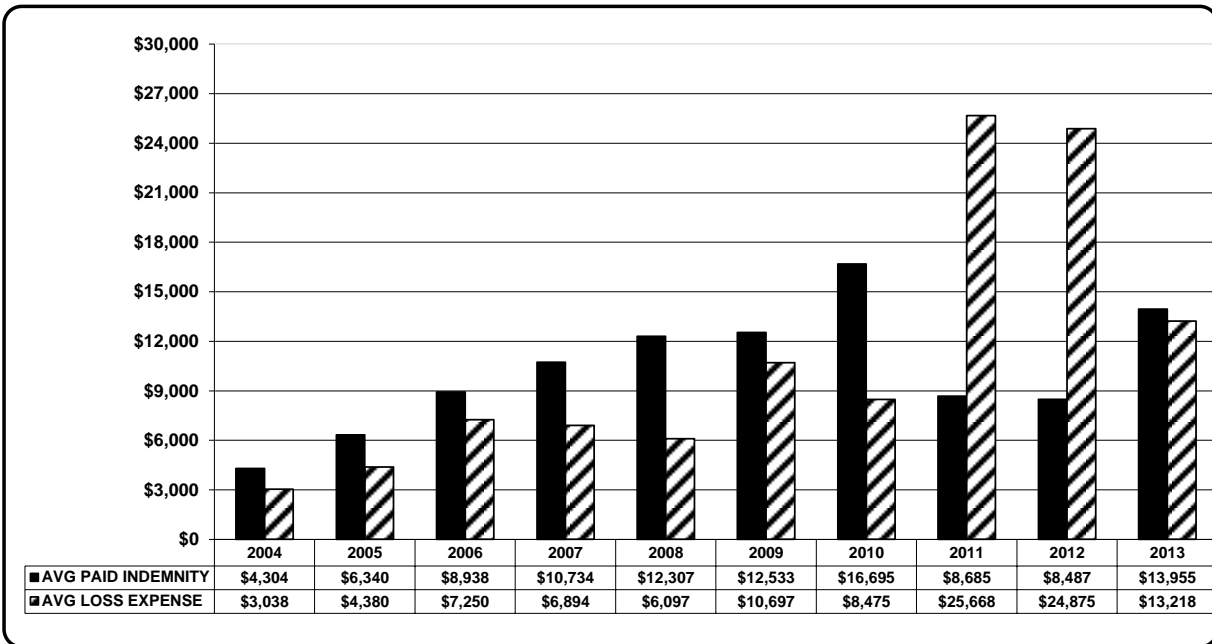
CLAIMS CLOSED IN 2013

ALLEGED ERROR OR OMISSION	ALL CLOSED CLAIMS	NUMBER OF PAID CLAIMS	PERCENT OF PAID CLAIMS	AVERAGE INDEMNITY PAID PER PAID CLAIM	TOTAL INDEMNITY	PERCENT OF TOTAL INDEMNITY	AVERAGE LOSS EXPENSE FOR ALL CLOSED CLAIMS
FAILURE TO DISCLOSE MATERIAL FACT	38	19	65.52%	\$13,955	\$265,150	44.50%	\$13,218
OTHER	15	6	20.69%	\$16,898	\$101,387	17.01%	\$9,028
FAILURE TO CORRECTLY COMPLETE FORMS	6	4	13.79%	\$57,334	\$229,335	38.49%	\$29,869
TOTAL	59	29	100.00%	\$20,547	\$595,872	100.00%	\$13,846

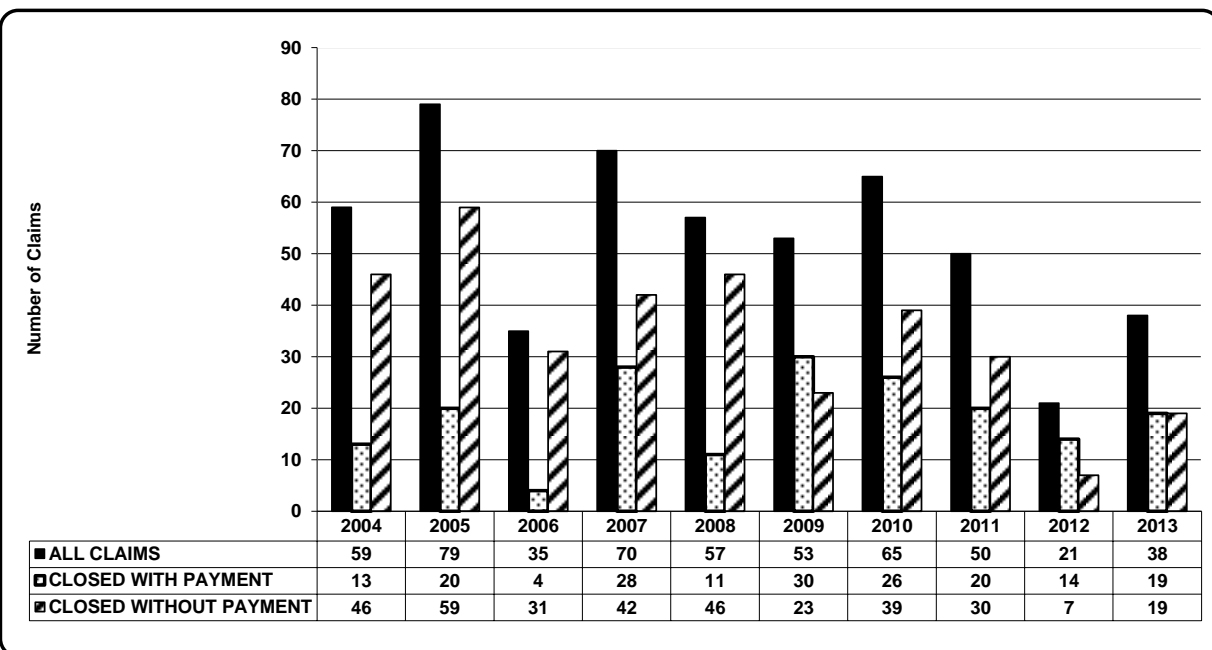
**ALLEGED ERROR OR OMISSION
TRENDS
OF
2013**

FAILURE TO DISCLOSE MATERIAL FACT ABOUT THE PROPERTY

Average Paid Indemnity & Average Loss Expense

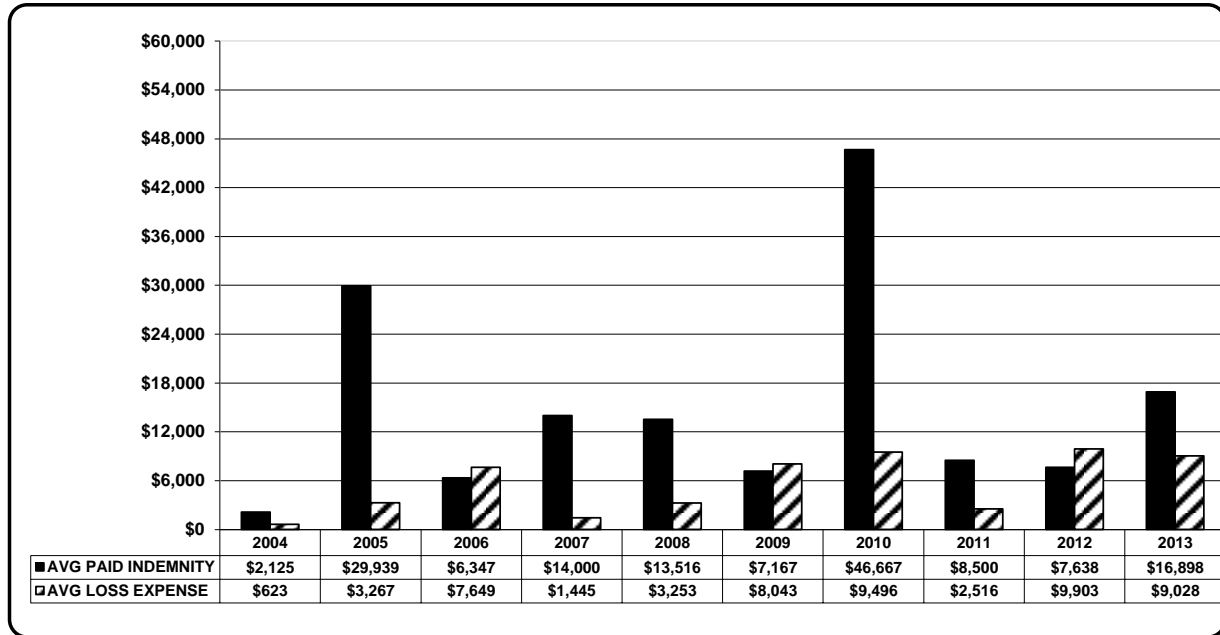


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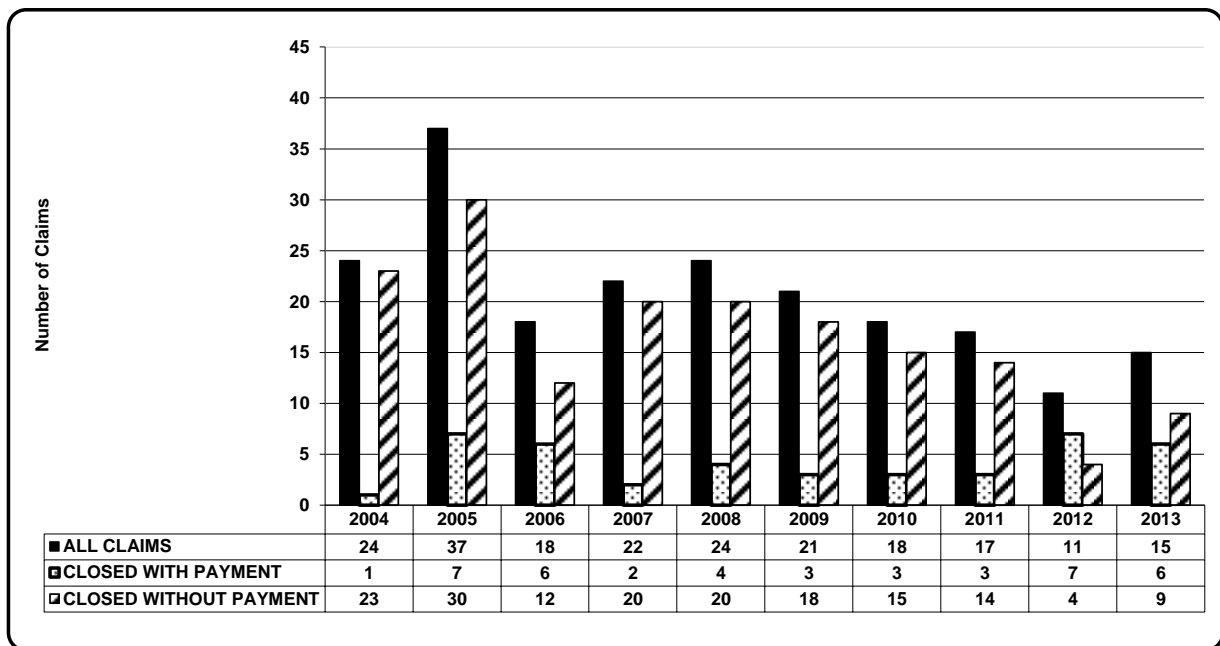


OTHER

Average Paid Indemnity & Average Loss Expense

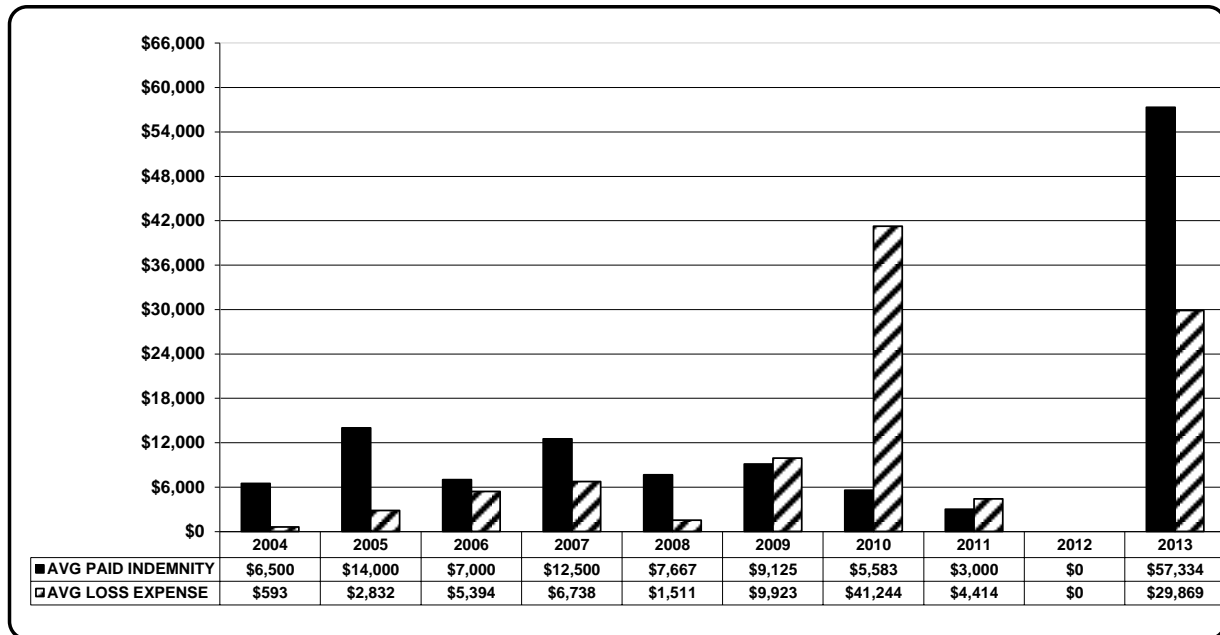


Claim Count

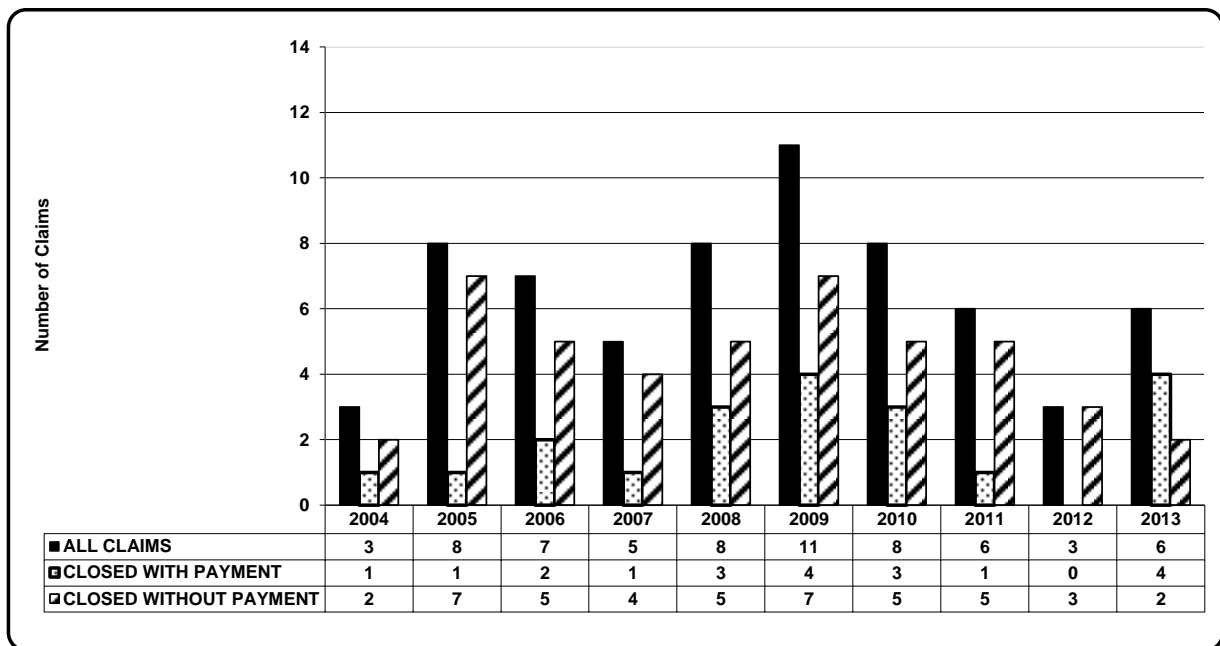


FAILURE TO CORRECTLY COMPLETE FORMS TO TRANSFER OWNERSHIP

Average Paid Indemnity & Average Loss Expense



Claim Count



**TEN YEAR SUMMARY
&
2013 SUMMARY
BY
CLAIM DISPOSITION**

REAL ESTATE MALPRACTICE INSURANCE

INDEMNITY ANALYSIS

FOR YEARS 2004-2013

CLAIM DISPOSITION	ALL CLOSED CLAIMS	NUMBER OF PAID CLAIMS	PERCENT OF PAID CLAIMS	AVERAGE INDEMNITY PAID PER PAID CLAIM	TOTAL INDEMNITY	PERCENT OF TOTAL INDEMNITY	AVERAGE LOSS EXPENSE FOR ALL CLOSED CLAIMS
BEFORE TRIAL OR HEARING	341	184	74.49%	\$11,563	\$2,127,660	69.73%	\$16,324
BEFORE FILING SUIT OR DEMANDING HEARING	263	54	21.86%	\$8,195	\$442,517	14.50%	\$1,545
CLAIM OR SUIT ABANDONED	156	0	0.00%	N/A	\$0	0.00%	\$1,059
AFTER JUDGMENT, BEFORE APPEAL	20	5	2.02%	\$64,052	\$320,262	10.50%	\$17,654
DURING TRIAL OR HEARING	9	2	0.81%	\$70,000	\$140,000	4.59%	\$16,868
AFTER TRIAL OR HEARING, BEFORE JUDGMENT	5	2	0.81%	\$10,500	\$21,000	0.69%	\$10,058
AFTER APPEAL	4	0	0.00%	N/A	\$0	0.00%	\$26,188
DURING APPEAL	1	0	0.00%	N/A	\$0	0.00%	\$0
TOTAL	799	247	100.00%	\$12,354	\$3,051,439	100.00%	\$8,508

REAL ESTATE MALPRACTICE INSURANCE INDEMNITY ANALYSIS

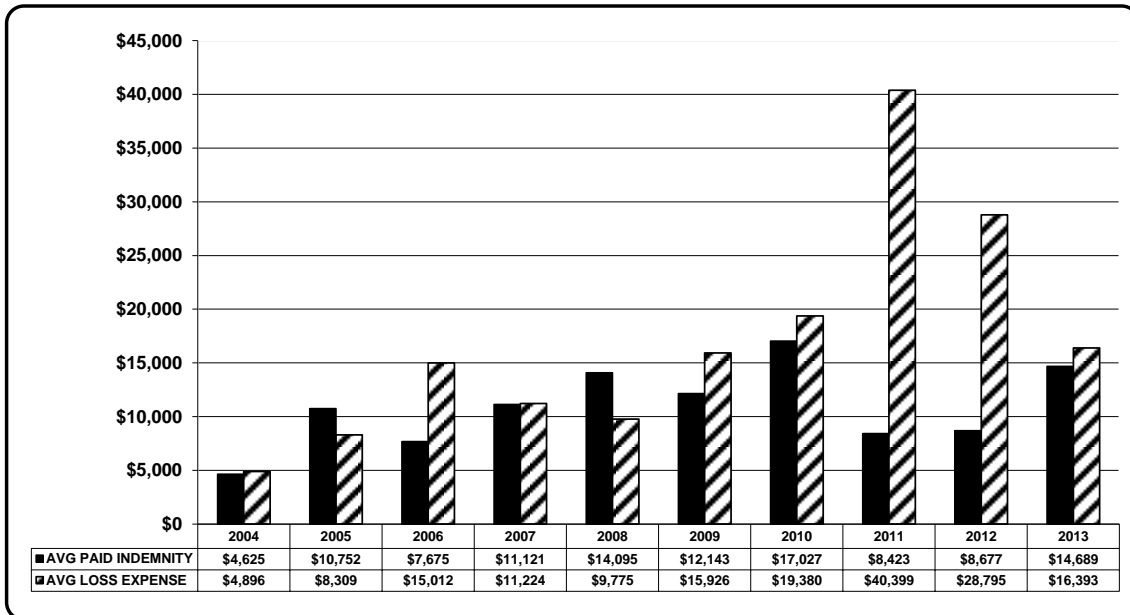
CLAIMS CLOSED IN 2013

CLAIM DISPOSITION	ALL CLOSED CLAIMS	NUMBER OF PAID CLAIMS	PERCENT OF PAID CLAIMS	AVERAGE INDEMNITY PAID PER PAID CLAIM	TOTAL INDEMNITY	PERCENT OF TOTAL INDEMNITY	AVERAGE LOSS EXPENSE FOR ALL CLOSED CLAIMS
BEFORE TRIAL OR HEARING	35	20	68.97%	\$14,689	\$293,787	49.30%	\$16,393
BEFORE FILING SUIT OR DEMANDING HEARING	15	7	24.14%	\$12,893	\$90,250	15.15%	\$5,103
CLAIM OR SUIT ABANDONED	7	0	0.00%	N/A	\$0	0.00%	\$213
AFTER JUDGMENT, BEFORE APPEAL	1	1	3.45%	\$195,835	\$195,835	32.87%	\$130,000
AFTER TRIAL OR HEARING, BEFORE JUDGMENT	1	1	3.45%	\$16,000	\$16,000	2.69%	\$35,117
TOTAL	59	29	100.00%	\$20,547	\$595,872	100.00%	\$13,846

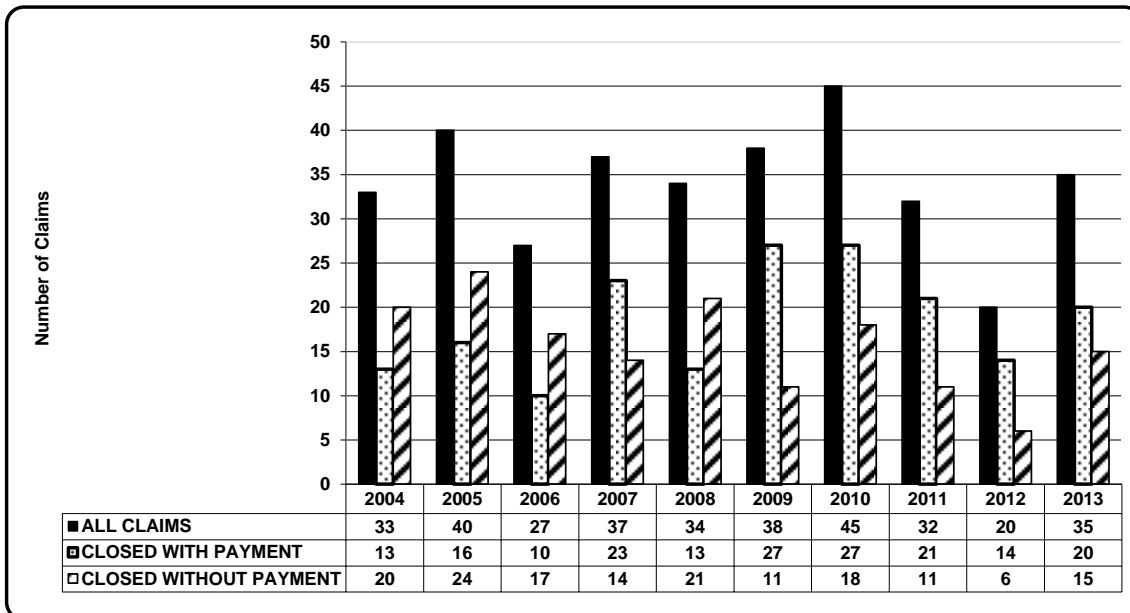
**CLAIM DISPOSITION
TRENDS
OF
2013**

BEFORE TRIAL OR HEARING

Average Paid Indemnity & Average Loss Expense

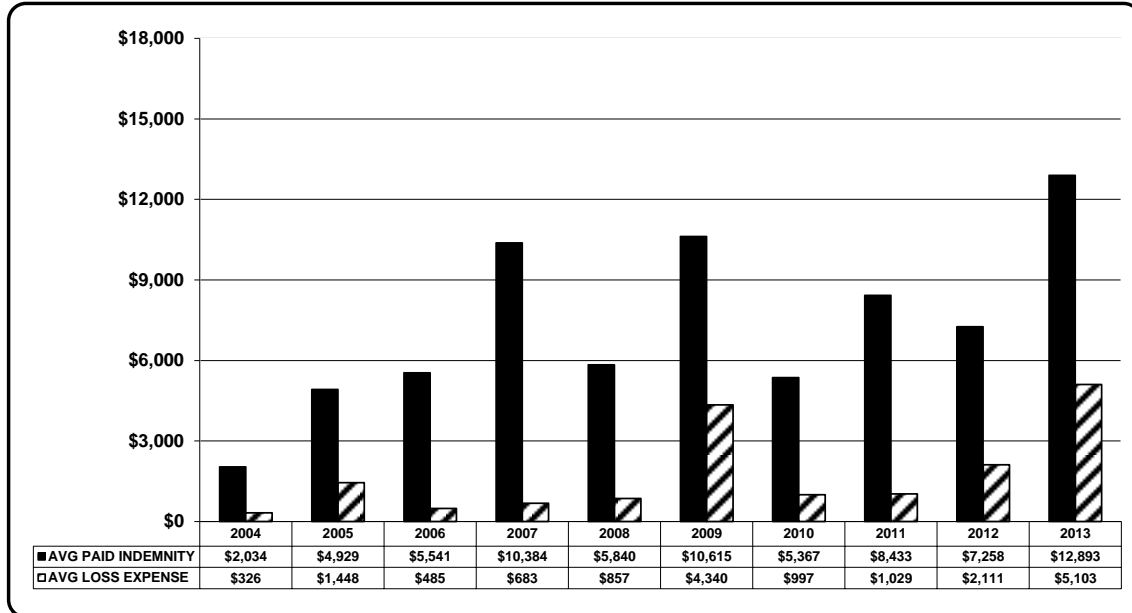


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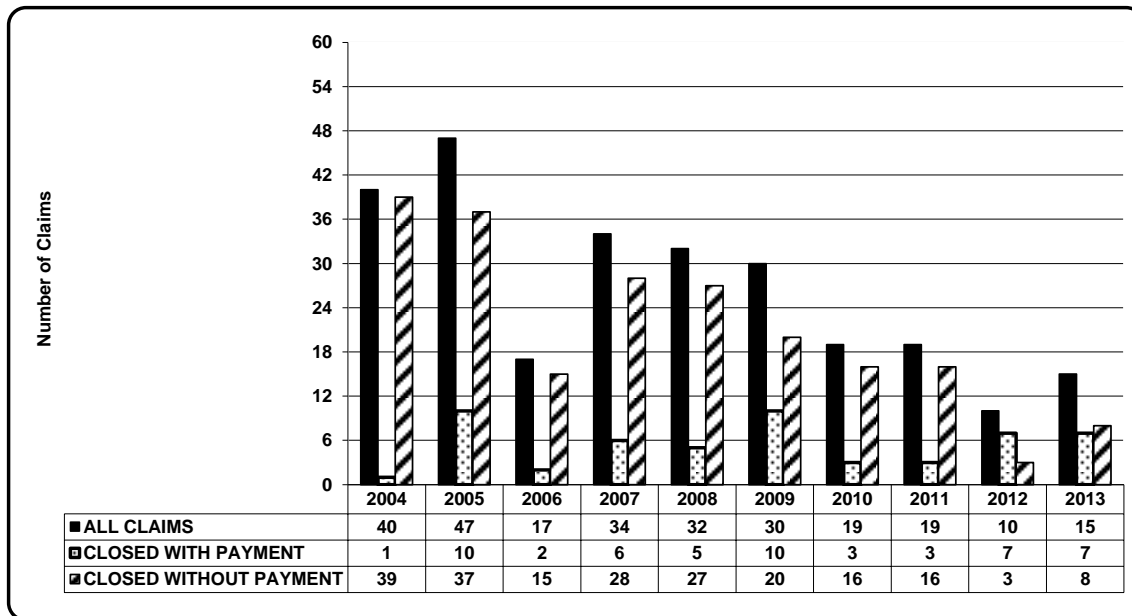


BEFORE FILING SUIT OR DEMANDING HEARING

Average Paid Indemnity & Average Loss Expense

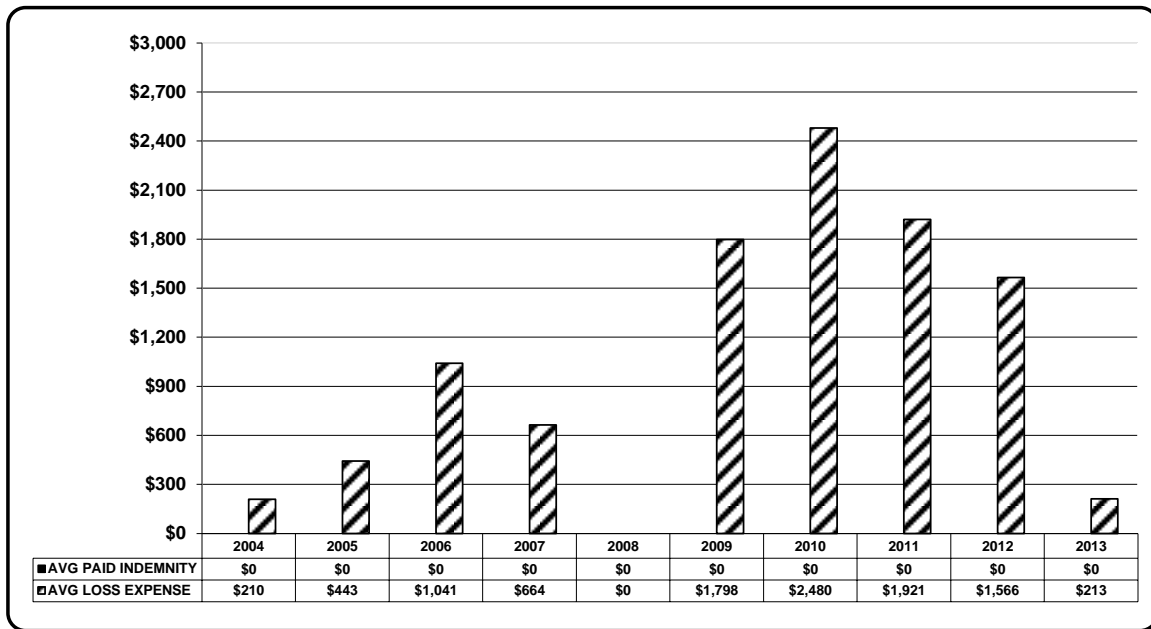


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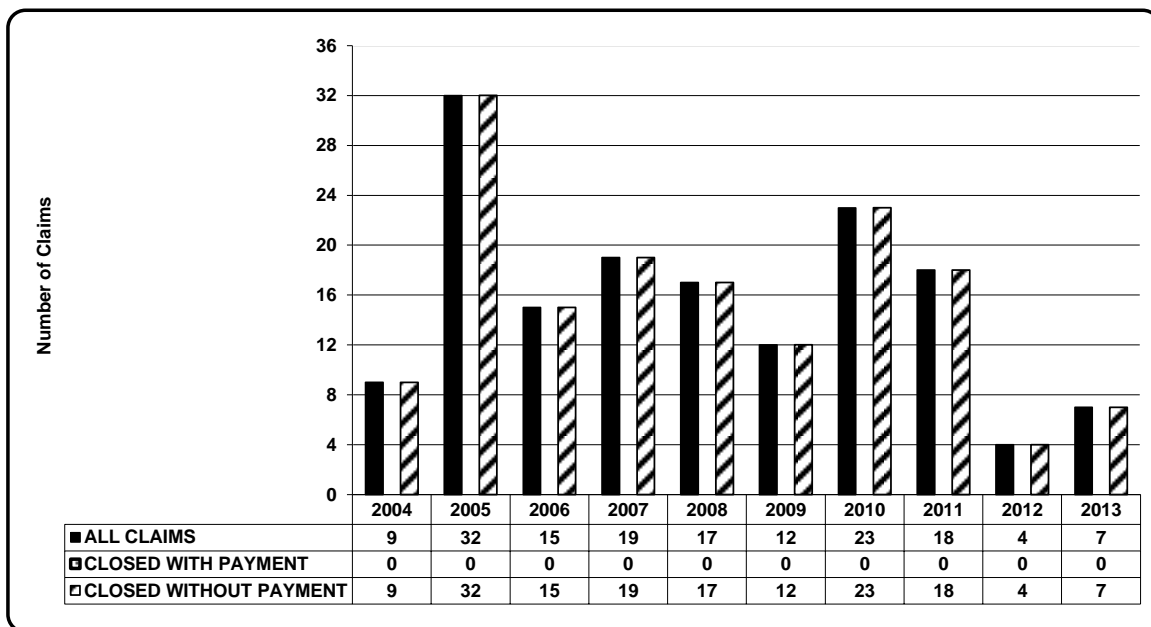


CLAIM OR SUIT ABANDONED

Average Paid Indemnity & Average Loss Expense

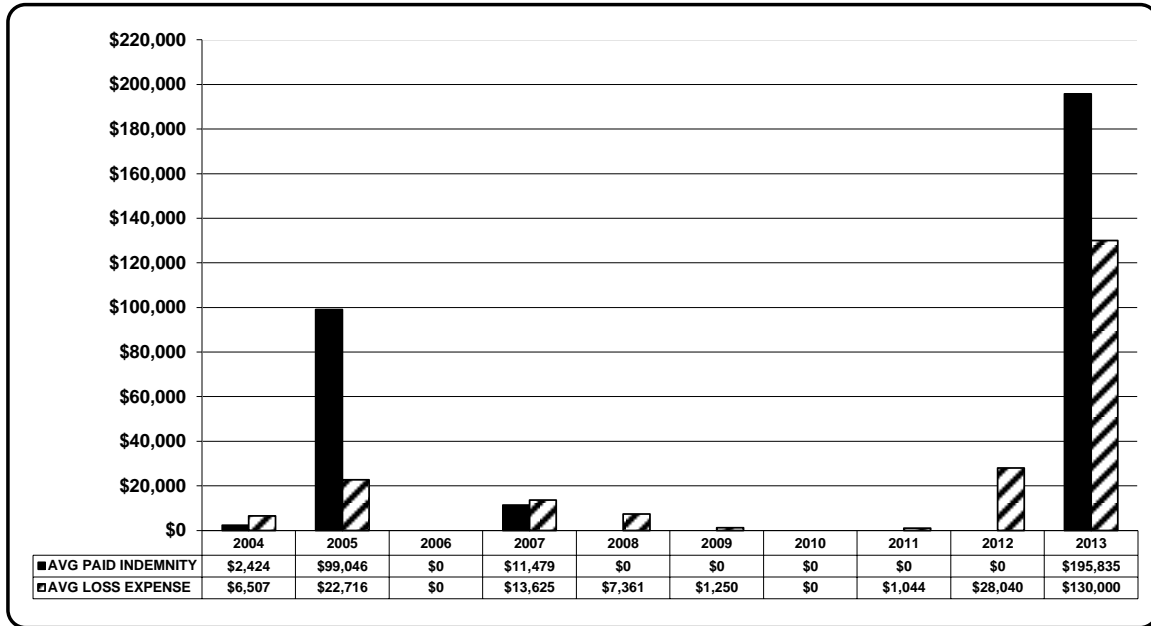


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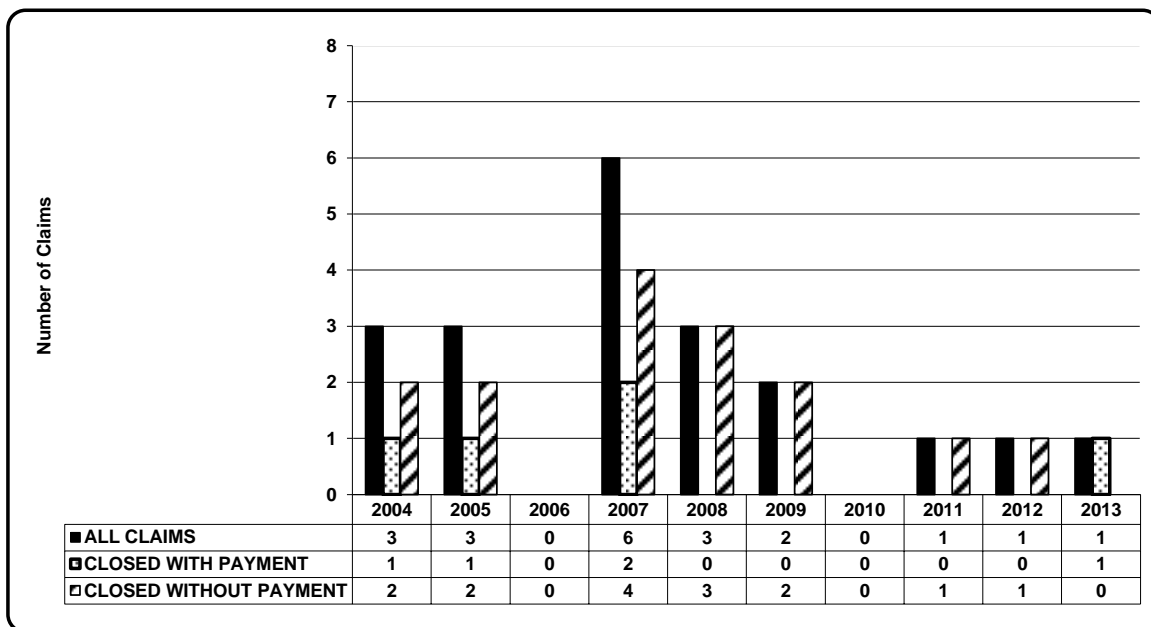


AFTER JUDGMENT, BEFORE APPEAL

Average Paid Indemnity & Average Loss Expense

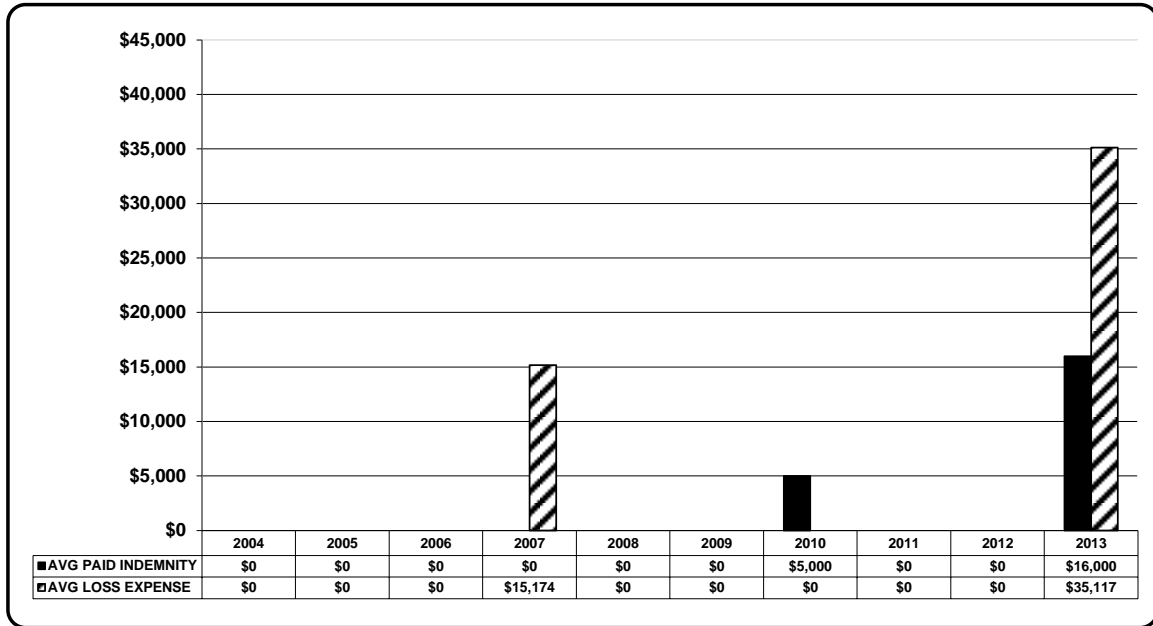


Claim Count

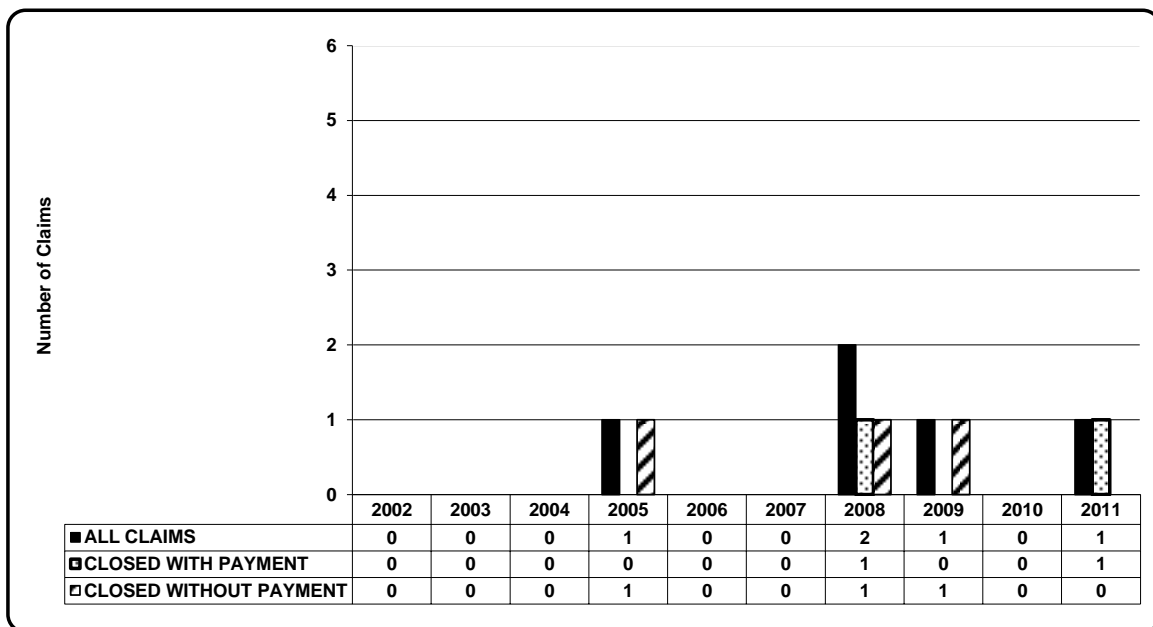


AFTER TRIAL OR HEARING, BEFORE JUDGMENT

Average Paid Indemnity & Average Loss Expense



Claim Count



**TEN YEAR SUMMARY
&
2013 SUMMARY
BY
YEARS ADMITTED TO PRACTICE**

REAL ESTATE MALPRACTICE INSURANCE INDEMNITY ANALYSIS

FOR YEARS 2004-2013

YEARS ADMITTED TO PRACTICE	ALL CLOSED CLAIMS	NUMBER OF PAID CLAIMS	PERCENT OF PAID CLAIMS	AVERAGE INDEMNITY PAID PER PAID CLAIM	TOTAL INDEMNITY	PERCENT OF TOTAL INDEMNITY	AVERAGE LOSS EXPENSE FOR ALL CLOSED CLAIMS
OVER 10 YEARS	508	167	67.61%	\$13,364	\$2,231,754	73.14%	\$10,452
4 TO 10 YEARS	240	63	25.51%	\$9,673	\$609,427	19.97%	\$4,937
UNDER 4 YEARS	51	17	6.88%	\$12,368	\$210,258	6.89%	\$5,950
TOTAL	799	247	100.00%	\$12,354	\$3,051,439	100.00%	\$8,508

REAL ESTATE MALPRACTICE INSURANCE INDEMNITY ANALYSIS

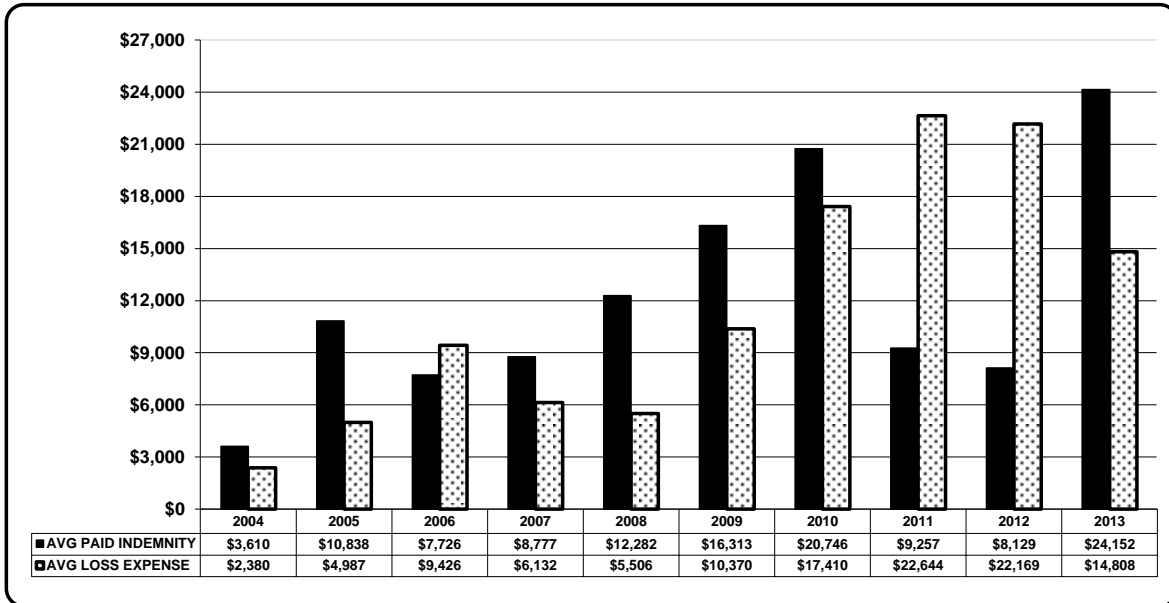
CLAIMS CLOSED IN 2013

YEARS ADMITTED TO PRACTICE	ALL CLOSED CLAIMS	NUMBER OF PAID CLAIMS	PERCENT OF PAID CLAIMS	AVERAGE INDEMNITY PAID PER PAID CLAIM	TOTAL INDEMNITY	PERCENT OF TOTAL INDEMNITY	AVERAGE LOSS EXPENSE FOR ALL CLOSED CLAIMS
OVER 10 YEARS	42	20	68.97%	\$24,152	\$483,035	81.06%	\$14,808
4 TO 10 YEARS	16	9	31.03%	\$12,537	\$112,837	18.94%	\$12,185
UNDER 4 YEARS	1	0	0.00%	N/A	\$0	0.00%	\$0
TOTAL	59	29	100.00%	\$20,547	\$595,872	100.00%	\$13,846

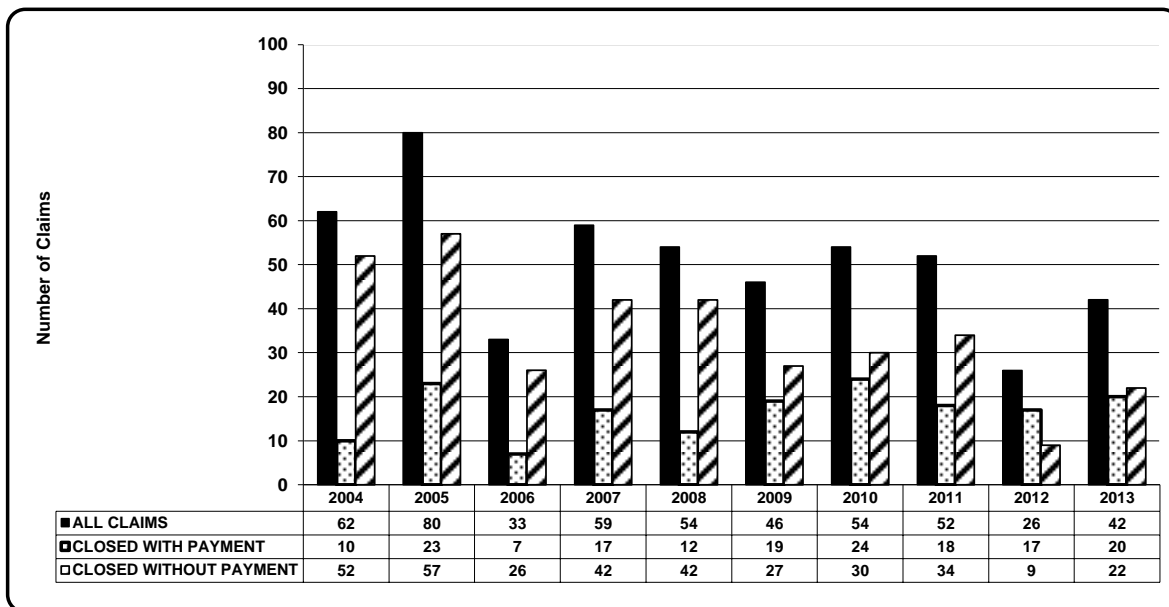
**YEARS ADMITTED TO PRACTICE
TRENDS
OF
2013**

OVER 10 YEARS

Average Paid Indemnity & Average Loss Expense

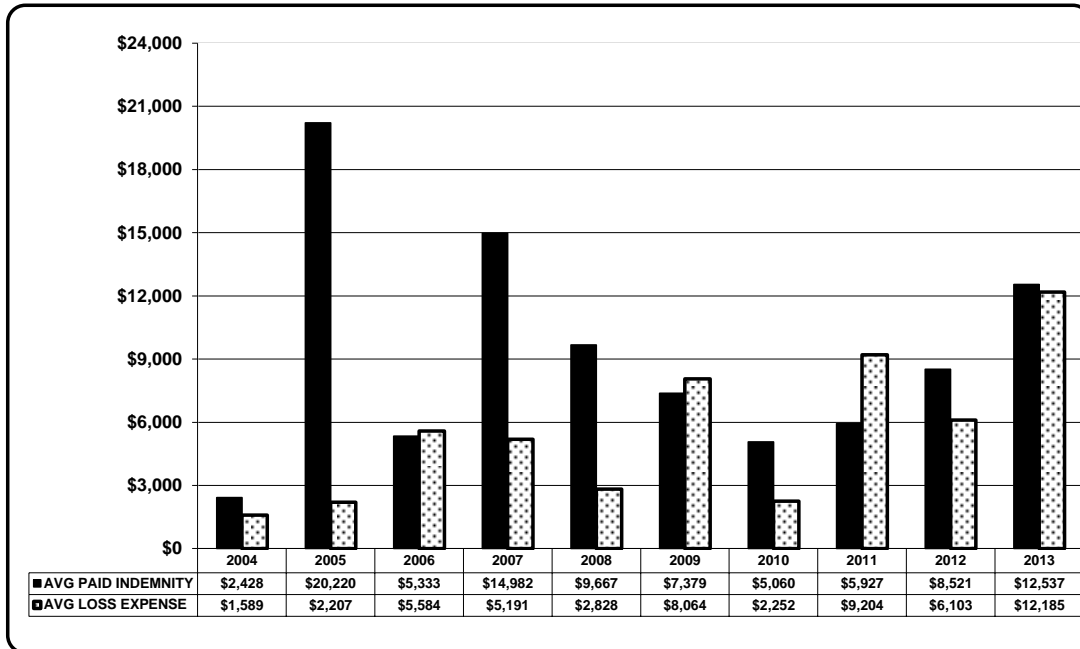


Claim Count

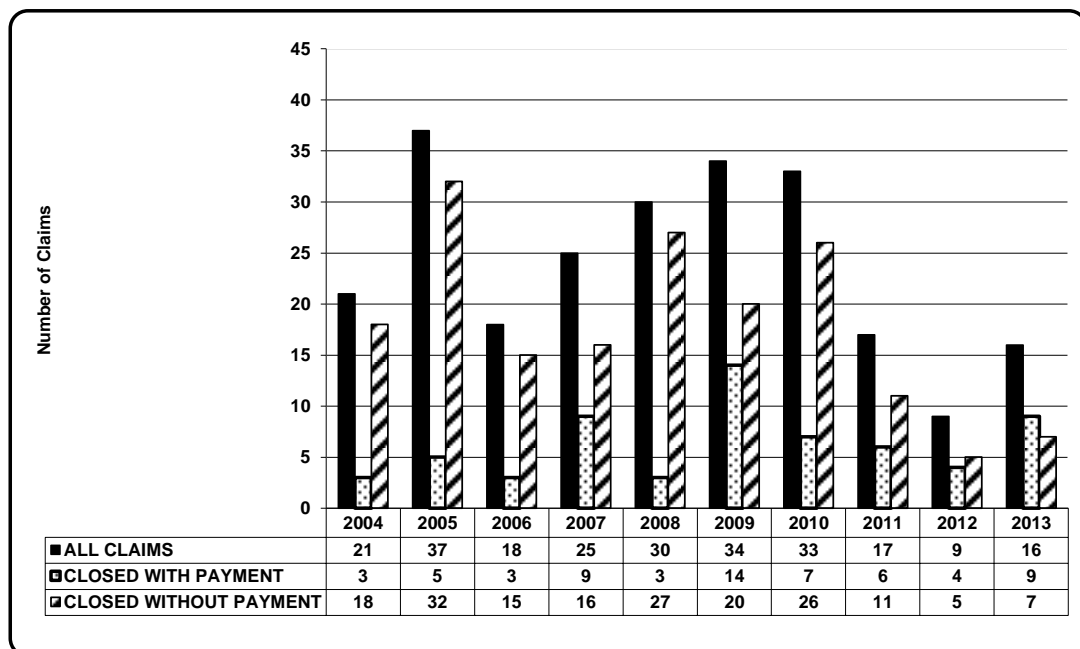


4 TO 10 YEARS

Average Paid Indemnity & Average Loss Expense

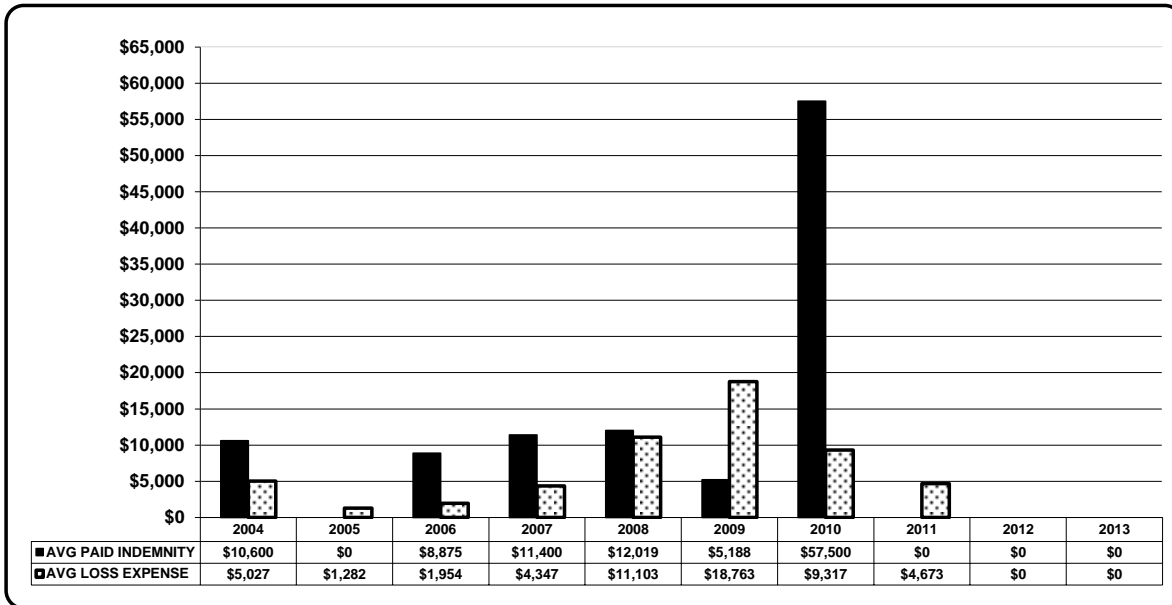


Claim Count

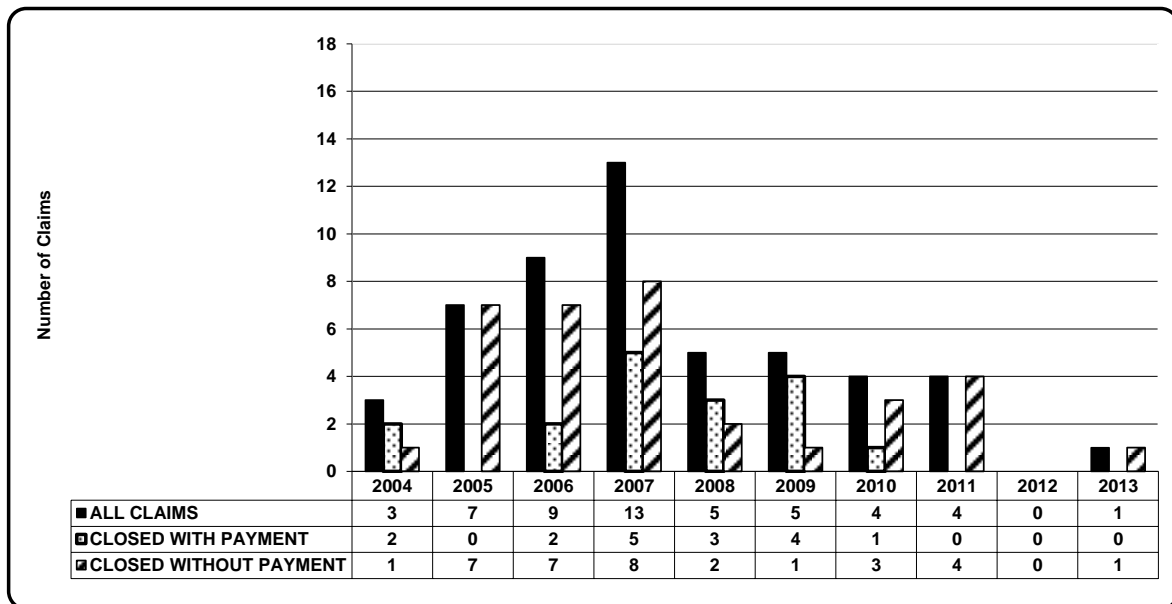


UNDER 4 YEARS

Average Paid Indemnity & Average Loss Expense



Claim Count



**TEN YEAR SUMMARY
&
2013 SUMMARY
BY
INSURED/CLAIMANT RELATIONSHIP**

REAL ESTATE MALPRACTICE INSURANCE INDEMNITY ANALYSIS

FOR YEARS 2004-2013

INSURED'S RELATIONSHIP TO THE CLAIMANT	ALL CLOSED CLAIMS	NUMBER OF PAID CLAIMS	PERCENT OF PAID CLAIMS	AVERAGE INDEMNITY PAID PER PAID CLAIM	TOTAL INDEMNITY	PERCENT OF TOTAL INDEMNITY	AVERAGE LOSS EXPENSE FOR ALL CLOSED CLAIMS
NON-CONTRACTUAL RELATIONSHIP WITH CLAIM	432	126	51.01%	\$11,666	\$1,469,920	48.17%	\$6,940
CONTRACTUAL RELATIONSHIP WITH CLAIMANT	367	121	48.99%	\$13,070	\$1,581,519	51.83%	\$10,354
TOTAL	799	247	100.00%	\$12,354	\$3,051,439	100.00%	\$8,508

REAL ESTATE MALPRACTICE INSURANCE INDEMNITY ANALYSIS

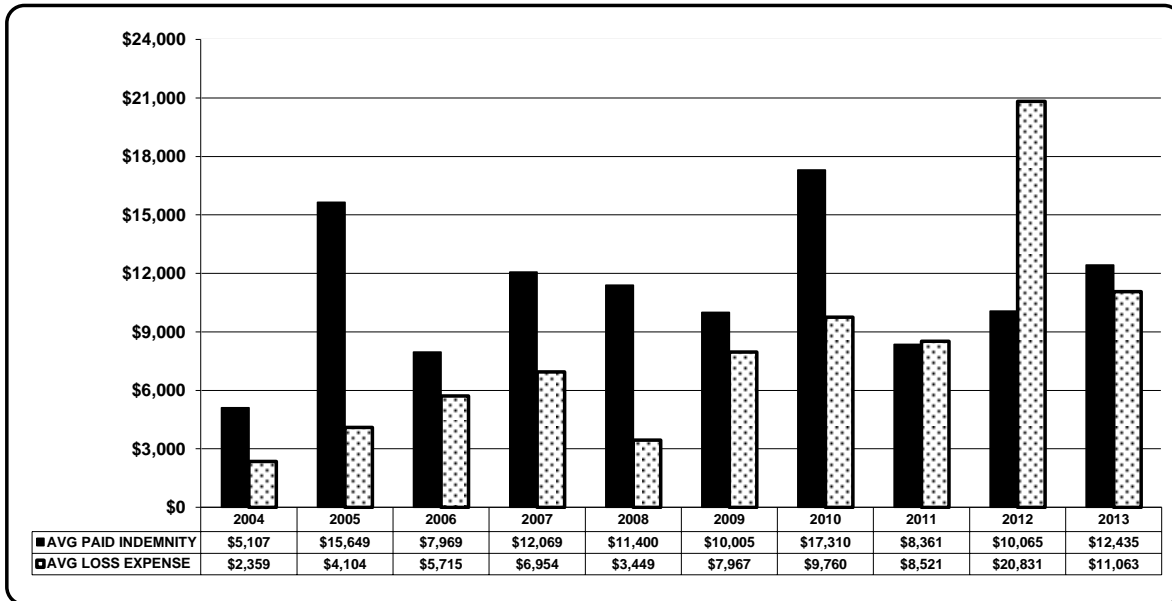
CLAIMS CLOSED IN 2013

INSURED'S RELATIONSHIP TO THE CLAIMANT	ALL CLOSED CLAIMS	NUMBER OF PAID CLAIMS	PERCENT OF PAID CLAIMS	AVERAGE INDEMNITY PAID PER PAID CLAIM	TOTAL INDEMNITY	PERCENT OF TOTAL INDEMNITY	AVERAGE LOSS EXPENSE FOR ALL CLOSED CLAIMS
NON-CONTRACTUAL RELATIONSHIP WITH CLAIM	31	14	48.28%	\$12,435	\$174,087	29.22%	\$11,063
CONTRACTUAL RELATIONSHIP WITH CLAIMANT	28	15	51.72%	\$28,119	\$421,785	70.78%	\$16,927
TOTAL	59	29	100.00%	\$20,547	\$595,872	100.00%	\$13,846

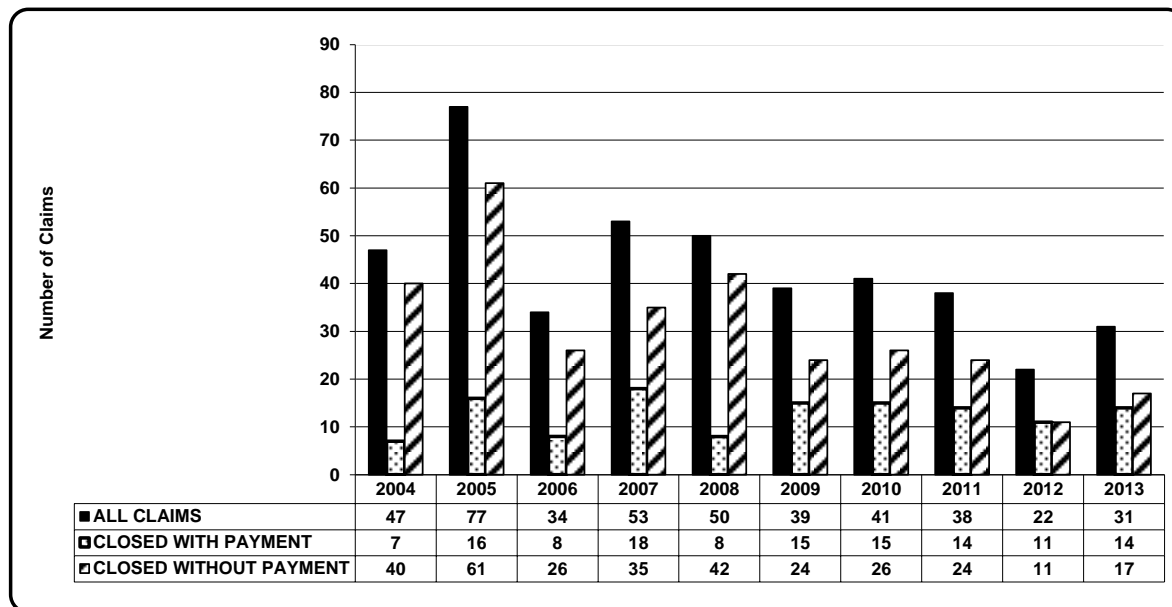
**INSURED/CLAIMANT RELATIONSHIP
TRENDS
OF
2013**

NON-CONTRACTUAL RELATIONSHIP WITH CLAIMANT

Average Paid Indemnity & Average Loss Expense

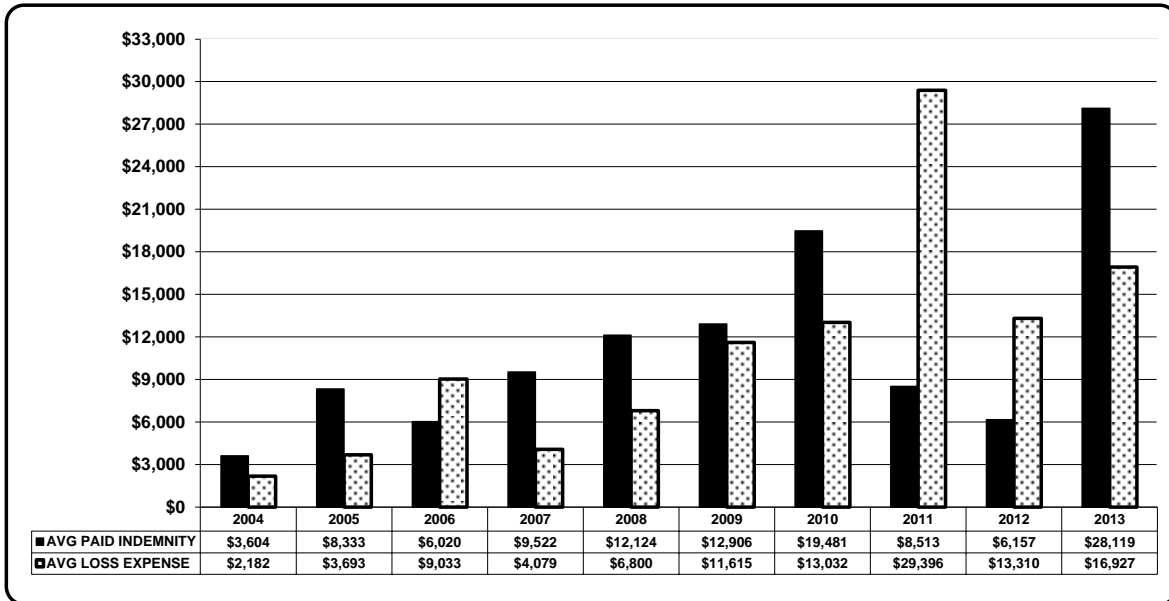


Claim Count

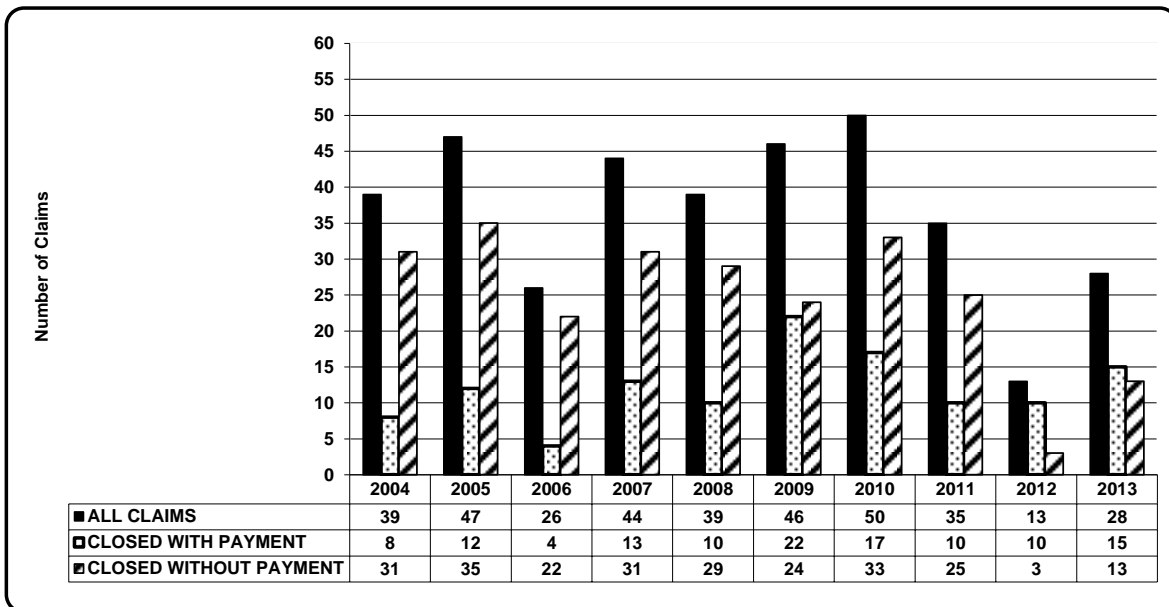


CONTRACTUAL RELATIONSHIP WITH CLAIMANT

Average Paid Indemnity & Average Loss Expense



Claim Count



PREMIUM AND LOSS DATA

**PAGE 19 SUPPLEMENT REAL ESTATE MALPRACTICE EXPERIENCE
WITH MARKET SHARE**

2013 EXPERIENCE

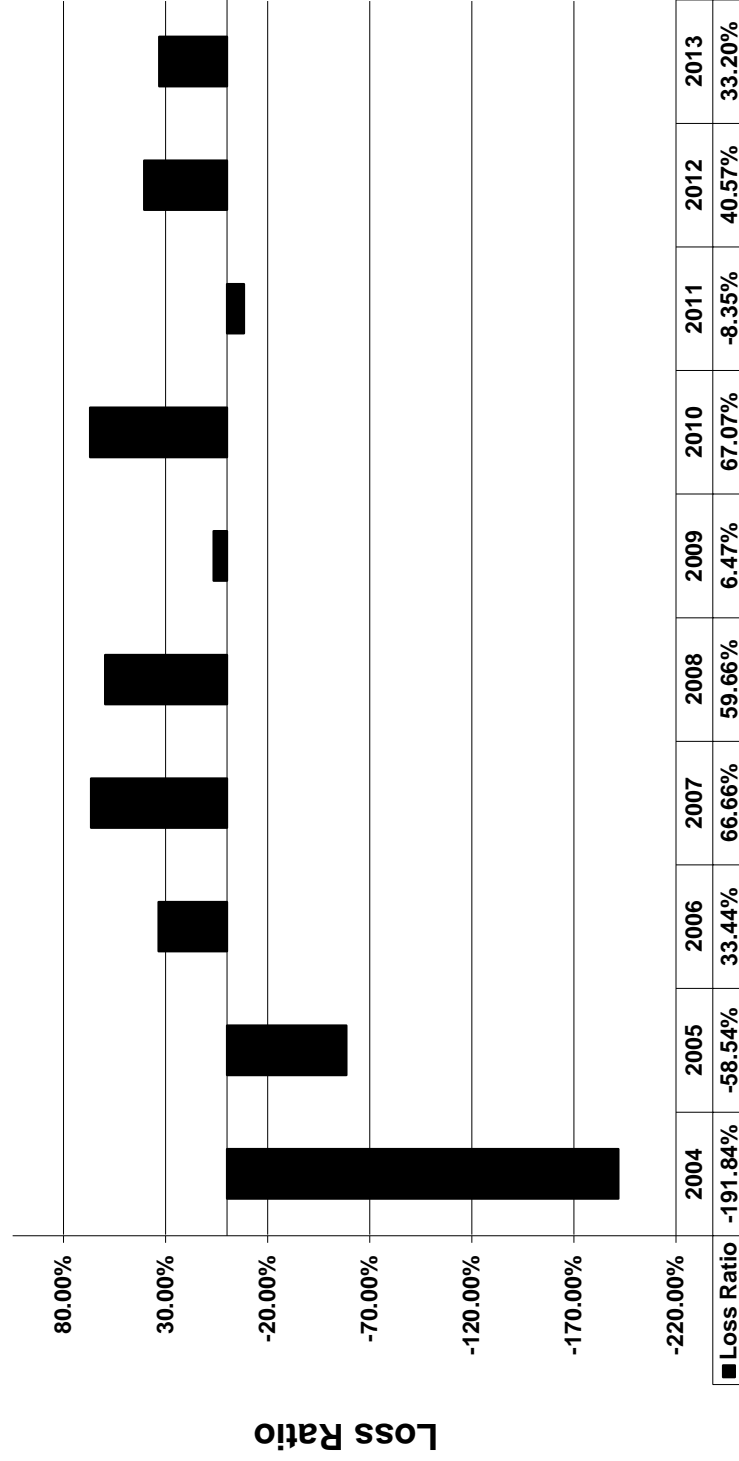
NAIC Company Code	Company Name	Market Share	Written Premium	Earned Premium	Losses Paid	Incurred Losses	Loss Ratio
20443	CONTINENTAL CASUALTY COMPANY	64.62%	\$1,096,968	\$1,006,200	\$202,700	\$318,453	31.65%
31194	TRAVELERS CASUALTY AND SURETY COMPANY	15.78%	\$267,893	\$296,442	\$234,722	\$226,222	76.31%
29459	TWIN CITY FIRE INSURANCE COMPANY	8.78%	\$149,034	\$138,278	\$41,500	\$48,446	35.04%
25895	UNITED STATES LIABILITY INSURANCE COMPANY	5.38%	\$91,304	\$82,888	\$0	\$0	0.00%
22322	GREENWICH INSURANCE COMPANY	5.18%	\$87,875	\$82,714	\$22,500	-\$65,522	-79.22%
39845	WESTPORT INSURANCE CORPORATION	0.22%	\$3,678	\$4,054	\$0	\$1,886	46.52%
27154	ATLANTIC SPECIALTY INSURANCE COMPANY	0.06%	\$941	\$83,665	\$0	\$18,089	21.62%
21970	ONEBEACON INSURANCE COMPANY	0.00%	\$0	\$292	\$59,995	\$22,372	7661.64%
24767	ST PAUL FIRE & MARINE INSURANCE COMPANY	0.00%	\$0	\$0	-\$7,385	-\$7,385	N/A
33723	GREAT AMERICAN SPIRIT INSURANCE COMPANY	0.00%	\$0	\$0	\$0	-\$5	N/A
TOTAL		100.00%	\$1,697,693	\$1,694,533	\$554,032	\$562,556	33.20%

PAGE 19 SUPPLEMENT REAL ESTATE MALPRACTICE EXPERIENCE

TEN YEAR SUMMARY

Year	Direct Written Premium	Direct Earned Premium	Direct Losses Incurred	Direct Defense & Containment Expense Incurred	Loss Ratio	Defense Costs	Losses Plus Defense Costs
2004	\$2,195,145	-\$537,235	\$1,030,640	\$461,071	-191.84%	-85.82%	-277.66%
2005	-\$875,718	-\$905,386	\$530,005	-\$98,836	-58.54%	10.92%	-47.62%
2006	\$2,221,705	\$2,361,731	\$789,714	\$740,916	33.44%	31.37%	64.81%
2007	\$2,581,948	\$1,984,075	\$1,322,615	\$666,471	66.66%	33.59%	100.25%
2008	\$1,857,153	\$1,845,056	\$1,100,820	\$1,086,019	59.66%	58.86%	118.52%
2009	\$1,702,926	\$1,953,965	\$126,327	\$723,866	6.47%	37.05%	43.51%
2010	\$1,951,021	\$1,946,261	\$1,305,389	\$300,705	67.07%	15.45%	82.52%
2011	\$1,540,772	\$1,657,601	-\$138,365	\$1,035,042	-8.35%	62.44%	54.09%
2012	\$1,715,464	\$1,718,909	\$697,404	\$796,115	40.57%	46.32%	86.89%
2013	\$1,697,693	\$1,694,533	\$562,556	\$911,221	33.20%	53.77%	86.97%
5 Year Average	\$7,980,233	\$4,748,241	\$4,773,794	\$2,855,641	100.54%	60.14%	160.68%
10 Year Average	\$16,588,109	\$13,719,510	\$7,327,105	\$6,622,590	53.41%	48.27%	101.68%

PAGE 19 SUPPLEMENT
REAL ESTATE MALPRACTICE EXPERIENCE
TEN YEAR LOSS RATIO SUMMARY



Insurance Consumer Hotline

Contact DIFP's Insurance Consumer Hotline
if you have questions about your insurance policy
or to file a complaint against an
insurance company or agent:

difp.mo.gov

800-726-7390



DIFP

Department of Insurance,
Financial Institutions &
Professional Registration

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Jefferson City, MO 65102

AUGUST 2014